



Chatham County - Savannah Metropolitan Planning Commission

Minutes
March 19, 2024 at 1:30pm

March 19, 2024 MPC MEETING

Members Present: Karen Jarrett - Virtual attendance.
Travis Cole - In person
Laureen Boles - In person
Jay Melder - In person
Wayne Noha - In person
Dwayne Stephens - In person
Tom Woiwode - In person
Jeff Notrica - In person
Traci Amick - In person
Joseph Welch - Virtual Attendance
Michael Kaigler - In person
Stephen Plunk - In person

Members Absent Joseph Ervin
Coren Ross

Staff Present: Melanie Wilson, Executive Director
Edward Morrow, Director of Development Services
Brad Clement, Planner, Development Services
Sally Helm, Administrative Assistant II, MPC/CORE MPO

I. Call to Order and Welcome

II. Invocation and Pledge of Allegiance

III. Approval of Agenda

IV. Notices, Proclamations and Acknowledgements

[1. March 19, 2024 Finance Committee Meeting, 11:30am, Jerry Surrency Conference Room, 112 East State Street](#)

[📎 March 2024 Finance Committee Agenda .pdf](#)

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

[2. Special Use Request to permit alcohol sales and a managed food hall | 2517 Bull Street | 24-001058-ZA](#)

Motion

Item continued to the April 9th 2024 Planning Commission Meeting.

Vote Results (Approved)

Motion: Wayne Noha

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

[3. Special Use Request to have alcohol sales and a managed food hall | 2517 W. 42nd Street | 24-001104-ZA](#)

Motion	
Item continued to April 9th 2024 Planning Commission Meeting.	
Vote Results (Approved)	
Motion: Wayne Noha	
Second: Dwayne Stephens	
Joseph Ervin	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Coren Ross	- Not Present
Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Stephen Plunk	- Aye
Jay Melder	- Aye
Michael Kaigler	- Aye
Traci Amick	- Aye

[4. Recombination Subdivision | Warren Ward | 301 E. Bay Street | File No. 23-006231-SUBP](#)

Motion	
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Item continued to the April 9th 2024 Planning Commission Meeting.

Vote Results (Approved)

Motion: Wayne Noha

Second: Dwayne Stephens

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

[5. Comprehensive Plan Future Land Use Map Amendment| 4801 Meding St | 24-000287-ZA](#)

Motion

Item continued to the April 9th Planning Commission Meeting.

Vote Results (Approved)

Motion: Wayne Noha

Second: Dwayne Stephens

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

[6. Hotel Development Overlay Text Amendment | New ZO Section 7.13-1 | 24-000558-ZA-TEXT](#)

Motion

Item continued to the April agenda.

Vote Results (Approved)

Motion: Wayne Noha

Second: Dwayne Stephens

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

[7. Historic District Height Text Amendment | New ZO Section 7.8-4 | 24-000559-ZA-TEXT](#)

Motion

Item continued to the April Agenda.

Vote Results (Approved)

Motion: Wayne Noha

Second: Dwayne Stephens

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

Laureen Boles	- Aye
Stephen Plunk	- 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

8. Approval of the February 27, 2024 Meeting Minutes

[📎 02-27-2024-mpc-meeting-minutes.pdf](#)

Motion

Approval of the Meeting Minutes.

Vote Results (Approved)

Motion: Wayne Noha
 Second: Dwayne Stephens

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

9. Major Subdivision | Cobblestone Phase 2 | Bush Rd and Little Neck Rd Intersection |File No. 23-002429-SUBP

[📎 23-002429-SUBP-Cobblestone Phase 2-Staff Report - BC.pdf](#)

[📎 Application.pdf](#)

[📎 Plat.pdf](#)

Motion

Approval, with conditions, of Cobblestone Phase 2 Major Subdivision.

Vote Results (Approved)

Motion: Wayne Noha

Second: Dwayne Stephens

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

[10. Major Subdivision | Brookline Phase 3 | 690 Highlands Blvd | File No. 24-000208-SUBP](#)

[📎 DRAFT 24-000208-SUBP-Brookline Phase 3-Staff Report.pdf](#)

[📎 Application..pdf](#)

[📎 Plat.pdf](#)

Motion

Approval, with conditions, of Major Subdivision, Brookline Phase 3.

Vote Results (Approved)

Motion: Wayne Noha

Second: Dwayne Stephens

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

Laureen Boles	- Aye
Stephen Plunk	- Aye
Jay Melder	- Aye
Michael Kaigler	- Aye
Traci Amick	- Aye

VIII. Old Business

[11. Map Amendment request to rezone from R-2/EO to P-R-A/EO | 9965 Ferguson Ave & 10001 Bethesda | Z-0823-000406](#)

- [Application.pdf](#)
- [ZONING HISTORY MAP Z-0823-000406.pdf](#)
- [Staff Report_Feb 6 2024.pdf](#)

Mr. Edward Morrow, Director of Development Services/Current Planning, presented the MPC Staff report. He stated that the Petitioner Donald E. Dyches, Jr., is proposing to rezone a combined +/- 1.4-acres from R-2/EO (Two-Family Residential – Environmental Overlay) to P-R-A (Planned – Residential – Agriculture). The intent for the rezoning is to have a plant nursery use with ancillary storage for the equipment required. This map amendment request originated from a Code Enforcement case on the subject property for functioning as a plant nursery/ storage equipment. According to the Petitioner, the business has been active for two years now. The subject properties are located on the west side of Ferguson Avenue approximately 88 feet west of Lehigh Avenue. The 1001 Bethesda parcel is undeveloped and has never been developed. It is too small for independent use and is more closely related to other parcels that it adjoins. The right-of-way between the two parcels provides access to existing homes. The 9965 Ferguson Avenue parcel currently functions as a laydown/outdoor storage yard for commercial operations.

Staff's position has not changed on this petition from the previous meeting and the recommended conditions are attached to the agenda. The Petitioner is being provided with the opportunity to update the Planning Commission where he is with the County and the unopened Lehigh Avenue Right of Way.

Mr. Don Dyches, representing the Petitioner, stated at the February 6th Board meeting, the Planning Commission asked that they work with the County to get a resolution on an unopened road that they had requested be closed. Since that date, he has sent four emails to the County Attorney's office. February 8, 2024 they sent a request, followed up on February 21st with a response saying they were working on it. He followed up on March 8th and March 18th to see if it was resolved, there has been no response. They have tried four different times with no response.

Mr. Michael Kaigler, County Manager, requested that the item be continued. The County will ensure a response is received in time for an April 30, 2024, Planning Commission Agenda. This was seconded by Mr. Wayne Noha.

Motion

Item continued to the April 30th 2024 Planning Commission Meeting.

Vote Results (Approved)

Motion: Michael Kaigler

Second: Wayne Noha

Joseph Ervin	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye

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

IX. Regular Business

[12. Map Amendment request to rezone from R-2/EO to B-N/EO | 202 Shipyard Rd | Z-0923-000412](#)

- [Application.pdf](#)
- [combined maps.pdf](#)
- [Staff Report.pdf](#)
- [Exhibit - Site Plan \(Existing\).pdf](#)
- [Exhibit 1 - Environmental Overlay Standards.pdf](#)
- [Exhibit 2 - R-2 Use Table.pdf](#)
- [Exhibit 3 - Development Standards for Nonresidential Uses.pdf](#)
- [Exhibit 4 - B-N Use Table.pdf](#)
- [Exhibit 5 - B-N and B-1 Comparison Table.pdf](#)
- [combined letters of opposition.pdf](#)
- [Letter_of_support_Friend.pdf](#)

Mr. Edward Morrow, Director of Development Services/Current Planning, asked that the petition be continued in association with the County’s Code Enforcement action at 9965 Ferguson Avenue.

Mr. Don Dyches, the Petitioner, stated there was no objection to continuing this item.

Motion

Item continued to the April 30th 2024 Planning Commission Meeting.

Vote Results (Approved)

Motion: Wayne Noha

Second: Laureen Boles

Joseph Ervin	- Not Present
Tom Woiwode	- Aye
Travis Coles	- Aye
Joseph Welch	- Aye
Coren Ross	- Not Present

Karen Jarrett	- Aye
Dwayne Stephens	- Aye
Wayne Noha	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Stephen Plunk	- Aye
Jay Melder	- Aye
Michael Kaigler	- Aye
Traci Amick	- Aye

[13. Site Plan w/ Variance | off-street parking variance | 200 International Trade Parkway |SP-0224-000440](#)

- [Application.pdf](#)
- [combined maps.pdf](#)
- [Exhibit 1 - Sec 6-3 Parking Calculations.pdf](#)
- [Exhibit 2 - Existing Conditions.pdf](#)
- [Exhibit 3 - Proposed Construction.pdf](#)
- [Staff Report SP-0224-000440 200 International Trade Parkway.pdf](#)

Mr. Brad Clement, Planner for Development Services/Current Planning, presented the Staff report. He stated the Petitioner requests approval of a Specific Development Plan for a warehouse expansion with a variance to reduce required parking areas. Per the Chatham County Ordinance Sec. 6-3 Off Street Parking Requirements (Exhibit 1, attached), parking calculations for this use are based upon the gross square footage of the warehouse use irrespective of the number of employees or the use of automation that may serve to reduce the number of employees. The Petitioner has attested that the original warehouse unit was constructed with the required 143 vehicle parking stall allocation, of which only 10% have been utilized. If the variance is approved the Petitioner intends to reduce the existing 143 by 43 and no additional parking will be added that may otherwise have been required.

The subject property consists of 35.4-acres of developed industrial warehousing and currently zoned I-H (Heavy Industrial). The area to be developed for this addition is situated at the south end of an existing warehouse, both will be adjacent to International Trade Parkway approximately 300 feet from State Highway 21. The Petitioner's lot and proposed expansion are surrounded by like-zoned lots and parcels, many currently developed for similar use.

MPC Staff recommends approval of Site Development Plan and the Variance to allow for the by-right expansion of the warehouse use with a reduction in total dedicated parking for this use.

No Comments from the Petitioner.

No Public Comments.

No Comments from the Board.

Motion

APPROVAL of Site Development Plan and the Variance to allow for the "By-Right" expansion of the warehouse use with a reduction in total dedicated parking for this use.

Vote Results (Approved)

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

[14. Site Plan w/ Variance | Front set back variance and parking variance | Lot 6 Gamble Road |SP-0224-000449](#)

- [Application.pdf](#)
- [Site Plan.pdf](#)
- [Exhibit 2 - Sec 6-3 Parking Calculations.pdf](#)
- [Exhibit 1 - Site Plan..pdf](#)
- [Staff Report SP-0224-000449 2222 Gamble Road.pdf](#)

Mr. Brad Clement, Planner for Development Services/Current Planning, presented the Staff report. Mr. Clement stated the Petitioner requests approval of a Site Plan for a warehouse expansion with a variance(s) to reduce required parking areas and reduce the front setback by ~16-ft and the west side setback by ~10-ft. The Petitioner also requests a reduction of the 55-ft Minor Street front setback and 25-ft side setback required by Section 4-6.2 of the Chatham County Zoning Ordinance. The building is currently in conformance with the setbacks but will encroach approximately 16-feet toward the street and approximately 10-feet west toward the adjacent lot as a result of the proposed expansion.

MPC Staff recommends approval of the Site Development Plan and the requested Variances to allow for the by-right expansion of the warehouse use with a reduction in setbacks and in total dedicated parking for this use. The site improvements sought represent the most improvements that can be accomplished with the least negative impact for the continuance of the operation of the site in its current use intensity.

No Comments from Petitioner.

No Public Comments

No Comments from the Board.

Motion

APPROVAL of the Site Development Plan and the requested Variances to allow for the ‘By-Right’ expansion of the warehouse use with a reduction in setbacks and in total dedicated parking for this use. The site improvements sought represent the most improvements that can be accomplished with the

least negative impact for the continuance of the operation of the site in its current use intensity.

Vote Results (Approved)

Motion: Wayne Noha

Second: Laureen Boles

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

[15. Site Plan w/ Variance | maximum permissible height for apartments variance | Pointe Grand, Canebrake Rd and Ogeechee Rd |SP-1123-000425](#)

[Application.pdf](#)

[GDP.pdf](#)

[Exhibit 3 - Apartment Elevation Drawing.pdf](#)

[Exhibit 2 - General Site Plan Overview.pdf](#)

[Staff Report SP-1123-000425 Ogeechee Rd. - Pointe Grand Chatham.pdf](#)

Mr. Brad Clement, Planner for Development Services/Current Planning presented the Staff report.

Mr. Clement, stated the Petitioner requests approval of a General Development Plan for a Mixed Residential Multi-Family Development with a variance to increase the maximum allowable building height from 36-feet to approximately 42-feet (5-feet 3.5-inches in difference). The relief sought is to allow the Developer to build 11 three-story apartment buildings, all clustered at the southern portion of the development, in the Developer’s preferred configuration and design. The total resultant building height includes the unoccupied peak of the building’s pitched roofs.

MPC Staff recommends approval of Applicant’s General Development Plan and the request for a Variance to allow for an overall increase in building height for the 11 apartment structures part of the General Development Plan.

Mr. Kyle Webb, the Petitioner, stated they have been before the Board before for a rezoning and are requesting General Development Plan approval with the requested variance for height. This is in keeping with the general area. They are only asking for 5 feet to account for the pitch in the roof. The Site Plan previously provided was modified after meeting with the County. They discussed that the canal that bisects the property and therefore adjusted the site layout plan to accommodate the needs for Stormwater. They pulled the apartments closer toward the Ogeechee Rd frontage and left the townhomes, duplexes, and smaller residential structures to the rear, closer to Canebrake. There has been minimal change. They are moving forward with the Engineering aspect of the project.

Mr. Andrew Rosen, Member of the Public, stated that he supports the project. He highlighted the buffer that is required there and stated it is an obstruction for anyone that might be interested in walking directly to the school. It sets up a dangerous situation. Either the parents need to drive the students onto Highway 17 and make two immediate left turns, or students walk through the woods. There is a need to work to make this safer for everyone.

Mr. Clement stated this is a General Development Plan, this will change. There are ongoing negotiations with the School Board with respect to both an easement through the property to the school property and an internal access to the sites school bus turnaround to avoid the issues that were raised.

Mr. Michael Kaigler, County Manager, asked if there have been any discussions regarding sidewalks.

Mr. Clement stated, yes.

Ms. Sandra Grant, Member of the Public, asked how close this project will be to her property located at 244 Canebrake Rd.

Mr. Clement stated the area immediately adjacent to her is reserved for Stormwater drainage.

Mr. Webb stated the area most immediate to Canebrake will remain undeveloped. It is west of the Georgia Power easement. They have no need or interest in crossing that area. They are prohibited due to the wetland and existing storm features.

Mr. Wayne Noha, Board Member, asked, if they were containing all the runoff water so it will not contribute to any further flooding.

Mr. Clement stated as part of the Specific Development Plan, the stormwater will be discussed with the Engineering plans. This is just a General Development Plan.

Motion

APPROVAL of applicants General Development Plan and the request for a Variance to allow for an overall increase in building height for the 11 apartment structures part of the General Development Plan.

Vote Results (Approved)

Motion: Wayne Noha
 Second: Michael Kaigler

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

[16. Special Use Request to have a Restaurant with Alcohol Sales within TC-1 zoning district | 2401-2403 Bull Street | 24-001093-ZA](#)

[2401-2403 Bull St 24-001093-ZA_Application_New Property Owner.pdf](#)

[combined maps.pdf](#)

[RE_Letter regarding Special Use Permit for Restaurant with Alcohol at 2401-2403 Bull Street \(24-001093-ZA\).pdf](#)

[Staff Report.pdf](#)

Mr. Edward Morrow, Director of Development Services/Current Planning presented the Staff report. Mr. Morrow stated the Petitioner is requesting approval of a Special Use pursuant to Section 3.10 of the Savannah Zoning Ordinance to establish a restaurant with accessory alcohol sales in the TC-1 (Traditional Commercial -1) zoning district. The Special Use process includes review by the Planning Commission and the Savannah City Council. Should the request be approved by the City Council, approval and issuance of an alcohol license will still be required for the sale of alcoholic beverages. The scope of the present review includes only those criteria established by the Zoning Ordinance regarding appropriateness of the use at the requested location. The structure at 2401/2403 Bull Street is a contributing building in the Streetcar Local Historic District, constructed originally in 1920 and measuring approximately 2,456 square feet in area. It is located within a mixed-use, but increasingly commercial, area at the southwest corner of the intersection of West 40th and Bull Streets. The subject parcel is covered 100% by the existing historic structure. It consists of 0.0564 acres (2,456 sq. ft.) in lot area. The parcel is situated within the Streetcar and Victorian parking reduction area. Nonresidential uses are parking exempt up to 3,000 sf of floor area. The Petitioner intends to establish a restaurant with accessory alcohol sales as well as a catering service in the existing structure on the parcel. The ordinance provides that restaurants deriving more than 50% of its annual gross food and beverage sales from the sale of alcoholic beverages shall be considered a bar, tavern, or nightclub as applicable. This term does not include catering establishments. The request here is for a restaurant. The assumption is that the requested accessory alcohol sales will be accessory. They will be less than the food and general beverage sales at this location.

MPC Staff recommends approval of the requested Special Use with the condition that the Special Use Permit shall not be nontransferable.

Mr. Ryan Williamson, Petitioner, stated they are looking forward to taking over this space.

No Public Comments.

No Board Comments.

Motion

Approval of the requested Special Use with the condition that the Special Use Permit shall be nontransferable.

Vote Results (Approved)

Motion: Stephen Plunk

Second: Wayne Noha

Joseph Ervin - Not Present

Tom Woiwode - Aye

Travis Coles - Aye

Joseph Welch - Aye

Coren Ross - Not Present

Karen Jarrett - Aye

Dwayne Stephens - Aye

Wayne Noha	- Aye
Jeff Notrica	- Aye
Laureen Boles	- Aye
Stephen Plunk	- Aye
Jay Melder	- Aye
Michael Kaigler	- Aye
Traci Amick	- Aye

X. Presentations

XI. Other Business

17. Affordability Incentive

- 📎 [11032023-amending-zoning-ordinance-to-permit-variances-for-affordable-housing.pdf](#)
- 📎 [zoning-text-amendment-affordable-housing.pdf](#)
- 📎 [density-bonus-variance-lurc-1212023.pdf](#)

Mr. Edward Morrow, Director of Development Services, stated this item is for presentation only. There will be no Board action taken.

Ms. Bridget Lidy, Director of Urban and Design for the City of Savannah, stated this is a presentation for a proposal the City is looking to make for a text amendment in the Zoning Ordinance to allow more flexibility for Affordable Housing to be created in our community. Within the current language of the Ordinance, B1, variances shall not be granted to permit a lot area, per unit, that is less than the minimum lot area per unit permitted by the Zoning District in which the property effected by the variance is located. They are looking at adding a provision that would state if you are located in a TC, TN, TR, 1 or 2, you could get a variance from the development standards in order to support affordable housing. In doing that, it would also include the provision regarding the lot area per unit, could be less than what is required for the specific zoning ordinance.

The Zoning Board of Appeals would review the variances. There are 5 key standards they would look at when moving forward with making a decision:

1. General Consistency
2. Special Conditions
3. Literal Interpretation
4. Minimum Variance
5. Special privileges not granted

When looking at verification for the provision of allowing this for variance for affordable housing, the City of Savannah reviews the application for completeness, then forwards the application to the Metropolitan Planning Commission for review. Prior to sending the application to the MPC, the Housing Department at the City of Savannah will review the Affordable Housing requirement and prepare a document to state those provisions for affordability for the particular development. The reason the city is bringing this matter forward is, there are several individuals that own smaller parcels in these neighborhoods that are outside of the downtown area, that are having a very difficult time being able to produce multiple units on one parcel. It could potentially occur if the city can modify the Ordinance.

Mr. Morrow stated the proposed amendment is a Text Amendment that applies to the TC, TN, TR-1, and TR-2 neighborhoods. The document includes a restricted Land Use covenant that would apply for a 20-year term and identifies what a qualified buyer or tenant required to do. The Housing and Neighborhood Services Department would be the department charged with determining an Applicant's fitness for this and sets requirements that the bonus units be substantially similar in quality. These are all features in the documents outlining the City's current proposal.

Mr. Morrow further stated, in looking at the things this Board determines, the issues that would be faced in trying to site some of these uses are those that are regularly determined by this Board on this agenda; changes in density, appropriateness of Special Uses, criteria for determining the appropriateness of siting various uses and authority over Site Plans and Subdivisions. Special Exceptions may be a more appropriate route to send to a Board who has a designated role in the legislative authority of the City Council. Another concern of MPC's staff has is consistency with federal standards. There should be a reconsideration of the appropriate AMI at which someone would qualify for participation at which developers would be responsible for providing housing units. The national standard tends to range from 60-80%; With 80% being the minimum for low income determined by HUD. There should be a defined cap on the bonus. MPC Staff would like to align the standards with affordable dwellings with the DCA's architectural guidelines. He stated that he believed that they could work with City Staff, to come up with a proposal that meets everyone's concerns.

18. 9 Parcels on East Broad, E. Gwinnett St and E. Bolton

- 📎 [Gwinnett Street Apartments S-PD 3.1.24.pdf](#)
- 📎 [Arch Site Plan and Elevations 3.1.24.pdf](#)
- 📎 [EX1 GDP PLAN.pdf](#)

Mr. Edward Morrow, Director of Development Services/Current Planning, stated this item appeared before the Planning Commission in a previous form on November 7, 2023. Today he was presenting revised elevations that were sent to the City Manager's office. He stated that the view from Board Street shows that the two buildings have been connected over the lane. The lower view on East Bolton shows the parking garage. The previously proposed structured parking has been exchanged for a more conventional parking garage. As for the proposed development, Staff understands there remains 185 dwelling units on approximately 1.46 acres. Up to 10,000 sq ft is proposed. The PUD document includes 2,500 square feet parking exemptions for non-residential uses, meaning, only at 2,501 square feet would any non-residential use begin to become accountable for off-street parking. Consistent with the existing Zoning Ordinance, there is additional credit for off street parking given for bicycles and motorcycles. The overall height of the proposed development has been reduced to 4 stories not to exceed 49 feet. There are still 0-foot frontside and rear setbacks proposed, with 100% lot coverage. It is the Staff's understanding there is at least one, off-street parking space for each dwelling unit.. According to the Petitioner's agent, the reported changes are eliminating the 5th story, connecting the buildings across East Gwinnett Lane, there is now 2-way access by Bolton, reduction of height, elimination of automated parking, and reduction of length of buildings to ensure the Fire Department has access for turn radius. Per the Petitioner, no changes to off street parking and the use standards occurred remaining closely aligned to the TC-2 district standards.

He further stated that the request is for a small PD, as was heard by the Board, not a DX. The proposed development remains higher in density than is likely appropriate for its surroundings. The reduced height of the buildings with the same number of dwellings likely means the units are at or near, a minimum required size. There still remains a lack of outdoor amenities for the residence. There are vague and conflicting standards that will likely make ongoing administration of this PUD document potentially cumbersome.

Mr. Jay Melder, City Manager, stated this petition came in a different form to the MPC. MPC Staff and this Commission voted to deny. This now goes to the City Council. His recommendation would follow that of the MPC Commission unless there were some changes made reflected in the comments. We received those changes. He asked our planners, which are MPC Planners, to look at those changes and provide him with any notes to share with City Council as they will have the opportunity to weigh in on the viability of this project.

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.