

Edward Morrow

From: Joe Antonellis <joeantonellis62@gmail.com>
Sent: Tuesday, October 8, 2024 9:54 AM
To: Edward Morrow
Subject: Waters ave development

Hello Mr Morrow,

I am writing to express support for a proposed residential development on the corner of Waters Ave and E 31st st. This vacant lot has been an eyesore for a long time and a new much needed residential development on this site would be great for the area. We are long time residents of the area having lived at e 32nd st, e 31st st and currently residing at 613 e 33rd st. We have seen the need for the waters ave corridor to be developed and a project like this will bring new people to the area and create new opportunities for revitalisation of the corridor. Please take into consideration our support for this proposed project. Feel free to reach out for any questions.

Thanks,
Joe and Sonya Antonellis
912-777-8366

From: [Edward Morrow](#)
To: [Clinton Edminster](#)
Cc: [Sally Helm](#)
Subject: RE: Support for Waters & 31st Project
Date: Tuesday, October 8, 2024 9:37:25 PM

Thank you, Sir.

We will ensure your comment is added to the final agenda.

Best,

Edward

From: Clinton Edminster <clinton.edminster@gmail.com>
Sent: Tuesday, October 8, 2024 2:01 PM
To: Edward Morrow <morrowe@thempc.org>
Subject: Support for Waters & 31st Project

To Whom It May Concern,

I'm reaching out to voice my support for the proposal for the four story building to be located at Waters & 31st Street. As a business owner and a community resident it's so encouraging seeing other entrepreneurs investing in the corridor creating business and housing.

I encourage you to support this project and support any variances necessary to make it happen. My only concern that the building is NOT tall enough. :)

Thank you!
- Clinton

Oct 9, 2024

Ms. Karen Jarrett
Chairwoman
Metropolitan Planning Commission

Dear Chairwoman Jarrett,


I am writing to express my support for the variance request for 1100 E 31st Street. As a resident, property owner, and community activist nearby, I have a strong interest in the continued investment in the Waters Ave corridor. I believe that granting this variance is warranted and will benefit the area in several ways.

- **Allowed By-right:** Apartments are allowed by-right in TC-1 and the applicant is still able to meet the 45' height maximum. There are also existing multi-family buildings within sight distance of similar height.
- **Parking Minimums:** Until our community decides to **prioritize people over cars**, the required parking minimums will continue to hinder *any* develop on Waters Avenue. The Waters Avenue Business Association is currently researching a parking reduction overlay like the Victorian District. The applicant's vision to configure ground level parking & lobby with three floors of residential above is a viable option given the current constraints.
- **Community Conversations:** The applicant met with the Live Oak Neighborhood Association and agreed to provide one of the units as affordable rental housing in response to their request.
- **Contemporary Design:** The mass timber frame building represents a unique building form for new construction in Savannah and will reflect the architecture of today while fitting with the neighborhood.
- **Housing:** According to Census data, only 6% of housing units in Savannah are in 10-19 unit buildings. The entire community will benefit from the additional units added at this location, along a public transit line, on existing infrastructure, in a compact manner.

I appreciate the efforts made by the applicant to ensure that their project aligns with the broader goals of the neighborhood and seek the minimum variances necessary. The more residents that live within walking distance on the businesses on Waters Avenue, the more successful our businesses can become. This project represents a positive step forward for our community, and I am confident that it will contribute to the long-term vitality and revitalization of the area. I urge you to pass the variance request.

Thank you for your time and consideration.

Sincerely,



Briana Paxton
Baldwin Park Resident
Waters Avenue Property Owner
Waters Avenue Business Association Co-Convener

From: [Edward Morrow](#)
To: [Wynn Martin](#)
Cc: [Sally Helm](#)
Subject: RE: Waters Avenue and 31st St project
Date: Wednesday, October 9, 2024 10:11:27 AM

Thank you for your feedback.

We will ensure your comment is added to the final agenda.

Best,
Edward

From: Wynn Martin <wynn.martin99@gmail.com>
Sent: Wednesday, October 9, 2024 10:07 AM
To: Edward Morrow <morrowe@thempc.org>
Subject: Waters Avenue and 31st St project

Good morning Mr. Morrow,

I wanted to send this email in strong support of the proposed project at the corner of Waters Ave and E 31st St. I am a property owner at the corner of Waters and Henry and I love the initiative that the developers are taking. The Waters Ave corridor project has been talked about for years and it seems to be gaining momentum. I am proud to be a part of the redevelopment of the Waters Ave corridor and support others who have the same desire as I do.

I was very excited a few years ago when a developer brought forth a plan to develop the lot at Waters and 35th. Unfortunately it did not get approval and I truly believe this was a setback to the redevelopment of the corridor. Developers got scared to invest time and money into a project on Waters Ave. I am hoping this time is different. Waters Ave deserves to be brought back to life!

I know there is a definite need in the city, and especially this area, for affordable housing, and this project will address that. Not only will it create affordable housing, it will also beautify the area. The design of this building is beautiful! It will have a positive ripple effect throughout the area as private citizens as well as other developers can see what is possible when the city works hand in hand with property owners to improve the city. Property owners, like myself, are proud to be a part of the revitalization of the Waters Ave

corridor. Please vote yes for this project!!

Thank you for your time and consideration. I can be reached at wynn.martin99@gmail.com or at 912-220-9806.

Respectfully,
Wynn Martin

From: [Edward Morrow](#)
To: [Scotty Snipes](#)
Cc: [Sally Helm](#)
Subject: RE: Waters Ave. and 31st Street
Date: Tuesday, October 8, 2024 9:43:32 PM
Attachments: [image001.png](#)

Thank you for sharing your support with us, Mr. Snipes.

We will ensure your comment is added to the final agenda.

Best,

Edward

From: Scotty Snipes <scotty@shcsavannah.com>
Sent: Tuesday, October 8, 2024 9:38 AM
To: Edward Morrow <morrowe@thempc.org>
Subject: Waters Ave. and 31st Street

Hello Mr. Morrow,

I want to offer my support to the proposed project at Waters Ave and 31st Street. I own property all around this project. I bought my office building at 1110 E. 40th Ln 22 years ago. I own 1117 E. 40th Street. And 3 more properties in the East 700 block on Hamilton Ct.

I have watched and been a part of the progression of the North Waters Ave Corridor.

I must admit to being surprised that there were developers willing to invest in such nice project for Water Ave. It will not cause parking issues because they are willing to build off-street parking! It is a Mass Timber design that offers an outstanding appearance!

The city has invested greatly in Waters Ave! Let's get together and see that good projects like this keep moving this area forward!

It would break my heart for this project to get put down and left as another vacant lot on Waters Ave.

Thank you for listening

Scotty Snipes
Snipes Properties LLC, dba SHC
Georgia License: GCCO005661



1110 E. 40th Ln
Savannah, GA 31404
c-912-695-9731
o-912-443-0905

www.SHCsavannah.com

From: lmichaelscarden@aol.com
To: [Edward Morrow](#)
Cc: [Sally Helm](#)
Subject: RE: Apartment building on Waters at 31st Street
Date: Tuesday, October 8, 2024 7:17:27 AM

Thank you

Lyn

From: Edward Morrow <morrowe@thempc.org>
Sent: Monday, October 7, 2024 7:47 PM
To: lmichaelscarden@aol.com
Cc: Sally Helm <helms@thempc.org>
Subject: Re: Apartment building on Waters at 31st Street

Thank you for sharing your support!

We will ensure your comment is added to the final agenda.

Regards,
Edward

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From: lmichaelscarden@aol.com <lmichaelscarden@aol.com>
Sent: Monday, October 7, 2024 7:44:48 PM
To: Edward Morrow <morrowe@thempc.org>
Subject: Apartment building on Waters at 31st Street

Dear Mr. Morrow,

I am writing to voice my support for the apartment project on Waters at 31st Street. I am a resident of the Eastside Neighborhood. Not only do I live here, my church is on the corner of Waters & Henry, almost overlooking the future location of the proposed apartment building. This area is one that is in need of refurbishment and affordable housing, and the apartment building will offer both. We are starting to see a real improvement on the Waters Avenue corridor and in my opinion, this is next logical step in an area that has been neglected for many years. Living in this area I have seen several projects that SHC Savannah along Waters Ave and have been very impressed. Thank you for your consideration.

Best regards,

Lyn Carden

Lyn Carden
827 E Henry Street
Savannah, Ga 31401
770.298.2243

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From: [Edward Morrow](#)
To: [Pat Wilver](#)
Cc: [Sally Helm](#)
Subject: Re: 1100 E 31st St
Date: Wednesday, October 9, 2024 8:34:39 AM

Thank you for your feedback.

We will ensure your comment is added to the final agenda.

Best,
Edward

From: Pat Wilver <pjwilver@gmail.com>
Sent: Wednesday, October 9, 2024 8:29:47 AM
To: Edward Morrow <morrowe@thempc.org>
Subject: 1100 E 31st St

Mr. Morrow,

I'm writing in support of the proposed project and requested variance at the corner of Waters and 31st. I live just a couple blocks away and have lived along the Waters Ave corridor since 2019. I am excited that Waters Ave is finally attracting business and development after so many years of disinvestment, and I think this project will be a fine addition to the neighborhood. Rents are getting out of control, and the only practical solution is to increase the supply of available rental properties. This project will add inventory, and the approval of this project will signal to other developers that the city of Savannah means what they say when they say they want to encourage development here along Waters Ave.

Best,

Pat Wilver
902 E 33rd