



Chatham County - Savannah Metropolitan Planning Commission

January 7, 2025 at 1:30pm
Minutes

January 7, 2025 MPC MEETING

Members Present: Karen Jarrett - In person
Dwayne Stephens - In person
Jay Melder - In person
Traci Amick - In person
Loreen Boles - In person
Coren Ross - In Person
Travis Coles - In Person
Amanda Wilson- In Person
Stephen Plunk In Person

Members Absent Joseph Ervin
Joseph Welch
Jeff Notrica
Michael Kaigler
Tom Woiwode

Staff Present: Pamela Everett, Assistant Executive Director, Compliance & Operations
Edward Morrow, Director of Development Services/Current Planning
Sally Helm, Administrative Assistant II, Development Services/Current Planning

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

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 Items Requested to be Withdrawn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

VIII. Old Business

IX. Regular Business

[1. Special Use Permit | Accessory Alcohol Sales | 1220 Barnard Street | 24-006412-ZA](#)

[☞ Staff Report.pdf](#)

[☞ Special Use Approval 23-002961-ZA.pdf](#)

[☞ 1220 BARNARD ST_24-006412-ZA_APPLICATION.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 accessory sales of distilled spirits within a restaurant. The Petitioner received approval for accessory sales of beer and wine with limiting conditions from MPC on July 25, 2023, and City Council on August 24, 2023. He stated that 1220 Barnard Street is a non-contributing structure in the National Register Victorian District and the local Victorian Historic District. It is located within a mixed-use residential and commercial area, surrounded by houses and the SCAD Eckburg Hall for Fashion & Accessory Design at the intersection of Barnard and Henry Streets. A Certificate of Appropriateness (COA) was approved on June 26, 2023, for two new single non-illuminated signs to be installed into the existing pylon sign at the Streamliner Diner. The subject parcel is rectangular in shape consisting of .29 acres or 12,632 square feet, in lot area and contains approximately 105-feet of frontage along Barnard Street, approximately 120feet along both West Duffy Street and West Henry Street. The property abuts residential housing. The property is zoned TC-1 (Traditional Commercial-1). Since the initial hearing, the Petitioner has established a small Mexican fusion restaurant within the Streamliner serving tacos, burritos, and other Mexican-inspired dishes along with accessory beer and wine sales. The Petitioner is requesting to augment the original Special Use approval to allow accessory sales of distilled spirits.

MPC Staff recommends approval of the request to add sale of distilled spirits to the Special Use Permit with the following condition:

1. The Special Use Permit shall be nontransferable.

The Petitioner was not present and there was no public comment.

Motion

Approval of the request to add sale of distilled spirits to the Special Use Permit with the following condition:

1. The Special Use Permit shall be nontransferable.

Vote Results (Approved)

Motion: Travis Coles

Second: Laureen Boles

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

Traci Amick	- Aye
Amanda Wilson	- Aye

[2. Special Use Permit | Accessory Alcohol Sales | 1104 SE 36th Street | 24-006540-ZA](#)

[📎 Staff Report.pdf](#)

[📎 1104 E 36 ST_24-006540-ZA_SPECIAL USE PERMIT APPLICATION.pdf](#)

[📎 Building Plans.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 Permit pursuant to Section 3.10 of the Savannah Zoning Ordinance to establish accessory alcohol sales (beer and wine requested) in association with a restaurant use in the TC-1 zoning district. The Petitioner intends to establish a hot wing restaurant with walk-up, drive-thru and indoor dining for approximately 18-20 patrons. As the restaurant represents the adaptive reuse of an approximately 1,000 square foot bar/tavern structure built in 1946, the use is regarded as legal nonconforming with regard to off-street parking. The subject parcel is zoned TC-1, which permits restaurant use by-right. The present zoning action is to allow ancillary alcohol sales in association with a principal restaurant use. Currently, the site is fully developed for the intended use. Given the site’s historic use as a bar/tavern with outdoor seating, the requested use represents a reduction in intensity and is less likely to be disruptive to the community. The site and structure have been fully permitted and constructed and are not within the scope of the present Petition. He stated that favorable consideration should be given to the site’s adaptive reuse, which enable it to maintain a scale more contextually sensitive and intimately integrated with the surrounding community. Vehicle stacking and queuing can be expected in adjoining right-of way due to the site’s limited size. Establishment of a circulation plan and in-vehicle waiting area are advisable to avoid traffic-related nuisance.

MPC Staff recommends approval of the request for a Special Use Permit for accessory alcohol sales in association with a restaurant with the following condition: The Special Use Permit shall be nontransferable.

Mr. Gary Gordon, Owner Operator of 521 Wings, was present but had no comments.

Motion

Approval of the request for a Special Use Permit for accessory alcohol sales in association with a restaurant with the following condition:

1. The Special Use Permit shall be nontransferable.

Vote Results (Approved)

Motion: Travis Coles

Second: Laureen Boles

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

Laureen Boles	- Aye
Stephen Plunk	- Aye
Jay Melder	- Aye
Michael Kaigler	- Not Present
Traci Amick	- Aye
Amanda Wilson	- Aye

[3. FLUM Amendment | 1421 W. Gwinnett Street | 24-001813-ZA](#)

- [Staff Report.pdf](#)
- [Revised Application.pdf](#)
- [1421 W Gwinnett st Parking & Building Plans.pdf](#)
- [1955_to_1966 Sheet 320_v3.pdf](#)
- [1955_to_1966 Sheet 321_v3.pdf](#)

Mr. Edward Morrow, Director of Development Services/Current Planning, presented the Staff report. **Mr. Morrow** stated the Petitioner is requesting amendment of the Future Land Use Map (FLUM) from Residential Single-Family to Traditional Commercial for the subject parcels and an amendment of the Zoning Map from Traditional Residential-2 (TR-2) to Traditional Commercial-1 (TC-1) in association with a proposal to convert an existing duplex into a neighborhood-scale multi-tenant commercial structure. The two-story structure currently hosts an over-under duplex with a 1,400 square foot three-bedroom dwelling on the ground floor and a 1,400 square foot two-bedroom dwelling on the second floor. The proposal would convert the structure from nonresidential uses to include office, personal services, and a potential food-oriented retail establishment on the ground floor. A contractor's office would occupy the second floor.

The rezoning request was filed concurrently with a request to amend the Future Land Use Map to reflect Traditional Commercial use on the subject parcels (24-001813-ZA-FLUM). At the time of the request, the parcel was designated for Urban Transitional Character Area with a future land use of Residential Single-family. The parcels are within the Carver Heights National Historic Eligible District; however, this not a listed as National district nor a Local Historic District. The site adjoins the Carver Village National Historic Listed District and local Conservation District.

The existing FLUM designation for the subject parcel is Residential Single-Family. He showed the Board a map with the areas identified for single-family detached residential dwellings at a density not to exceed eight (8) units per gross acre. This category includes non-residential uses that are compatible with the residential character and scale of the neighborhood. He stated, however, the existing FLUM category does not allow the commercial uses proposed by the Petitioner. The requested FLUM designation for the subject parcel is Traditional Commercial. Plan2040 describes these 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.

MPC Staff recommends the following:

Approval of the requested FLUM amendment from Residential Single-family to Traditional Commercial for the parcels at 1421 and 1425 West Gwinnett Streets; .
and

Approval of the request to rezone Traditional Commercial-1 (TC-1) with the following two conditions:

1. Allowed uses on the property shall be limited to those allowed as permitted, limited, and special uses in the TN-3 district and as regulated by use standards in Article 8.0 applicable to TN- districts. The provisions of Sec. 5.12.8.d shall not apply.
2. Development of the site shall be consistent with the conceptual plan submitted and reviewed in

association with the Petition for a zoning map amendment. Future redevelopment of the site for any other use shall require MPC review and approval of a General Development Plan.

Mr. Warner Moore, Agent for WJ Moore and WJ Properties LLC., said he appreciates the Staff report from Mr. Morrow. Mr. Moore said their request for TC-1 zoning will support the agenda and plans they have place to help the community. The zoning will be crucial to the success of providing needed services for the neighborhood and surrounding areas.

Motion

Approval of the requested FLUM amendment from Residential Single-family to Traditional Commercial for the parcels at 1421 and 1425 West Gwinnett Streets.

Vote Results (Approved)

Motion: Travis Coles

Second: Laureen Boles

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

[4. Map Amendment | 1421 W. Gwinnett Street | 24-001759-ZA](#)

📎 [1421 W Gwinnett st Parking & Building Plans.pdf](#)

📎 [ZONING MAP 24-001759-ZA.pdf](#)

📎 [1421 W GWINNETT ST_24-001759-ZA-MAP_APPLICATION.pdf](#)

📎 [Staff Report.pdf](#)

This item was presented together with the FLUM amendment. Please see the minutes on the item above.

Motion

Approval of the request to rezone to Traditional Commercial-1 (TC-1) with the following 2 conditions:

1) Allowed uses on the property shall be limited to those allowed as permitted, limited, and special uses in the TN-3 district and as regulated by use standards in Article 8.0 applicable to TN- districts. The provisions of Sec. 5.12.8.d shall not apply.

2) Development of the site shall be consistent with the conceptual plan submitted and reviewed in association with this Petition for a zoning map amendment. Future redevelopment of the site for any other use shall require MPC review and approval of a General Development Plan.

Vote Results (Approved)

Motion: Travis Coles

Second: Coren Ross

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

X. Presentations

XI. Approved Staff Reviews

XII. Other Business

XIII. 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.