



City of Savannah Zoning Board of Appeals

CHATHAM COUNTY COMMISSION CHAMBERS
October 24, 2019 - 10:00AM
MINUTES

October 24, 2019 City of Savannah Zoning Board of Appeals Meeting

This is a quasi-judicial proceeding. All those wishing to give testimony during these proceedings will please sign in. Witnesses will be sworn-in prior to giving testimony.

All proceedings of the Savannah Zoning Board of Appeals are recorded. Decisions of the Savannah Zoning Board of Appeals are final. Challenges to the decisions of the Savannah Zoning Board of Appeals must be filed through the Superior Court of Chatham County.

Note: All persons in attendance are requested to so note on the "Sign-In Sheet" in the meeting room on the podium. Persons wishing to speak will indicate on the sheet

I. Call to Order and Welcome

II. Invocation and Pledge of Allegiance

III. Notices, Proclamations and Acknowledgements

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

V. Item(s) Requested to be Withdrawn

VI. Approval of Minutes

[1. Approval of September 26, 2019 Meeting Minutes](#)

📎 [September 26, 2019 Meeting Minutes.pdf](#)

Motion

Approve as submitted.

Vote Results (Approved)

Motion: Michael Brown

Second: Trapper Griffith

Stephen Merriman, Jr. - Not Present

Tommy Branch - Aye

Eli Karatassos - Aye

Michael Brown - Aye

Willie James - Not Present

Trapper Griffith - Aye

Neil Dawson - Not Present

VII. Approval of Final Agenda

VIII. Consent Agenda

IX. Old Business

X. Regular Agenda

[2. 1945 Mills B. Lane Boulevard | Variance - Use Conditions | Nakiea Hampton | 19-005038-ZBA](#)

[Exhibit C - Narrative.pdf](#)

[Exhibit D - Pictometry.pdf](#)

[Application 5038.pdf](#)

[Exhibit A - Maps.pdf](#)

[Exhibit B - Plot Plan.pdf](#)

[Staff Report 5038.pdf](#)

Motion

Motion to approve use with conditions that the hours of operation are 7:00 a.m. to 7:00 p.m. with type B buffer.

Vote Results (Rejected)

Motion: Tommy Branch

Second: Michael Brown

Stephen Merriman, Jr.	- Not Present
Tommy Branch	- Aye
Eli Karatassos	- Nay
Michael Brown	- Aye
Willie James	- Not Present
Trapper Griffith	- Nay
Neil Dawson	- Not Present

Motion

Motion to approve request with conditions:

1. Hours of operating are 7:00 a.m. to 7:00 p.m.
2. Type B buffer adjacent to residential
3. Exact setback variance to be determined by MPC staff

Vote Results (Approved)

Motion: Tommy Branch

Second: Michael Brown

Stephen Merriman, Jr.	- Not Present
Tommy Branch	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye

Willie James	- Not Present
Trapper Griffith	- Nay
Neil Dawson	- Not Present

[3. 112-116 West Congress Street | Variance - Historic Standard 8-3030\(n\)\(11\)\(c\) | Keith Howington | 19-005336-ZBA](#)

- 📎 [Exhibit B - Plot Plans.pdf](#)
- 📎 [Exhibit A - Maps.pdf](#)
- 📎 [Staff Report 5536.pdf](#)
- 📎 [Application 5536.pdf](#)

Motion

Motion to continue to the November meeting so staff can meet with Historic Savannah and Historic Board about other options.

Vote Results (Approved)

Motion: Tommy Branch

Second: Michael Brown

Stephen Merriman, Jr.	- Not Present
Tommy Branch	- Aye
Eli Karatassos	- Aye
Michael Brown	- Aye
Willie James	- Not Present
Trapper Griffith	- Aye
Neil Dawson	- Not Present

[4. 535 E. 39th St. | Special Use - Microbrewery| William Glass as agent for GIKI, LLC | 19-005042-ZBA](#)

- 📎 [Staff Report 19-005042-ZBA.pdf](#)
- 📎 [Exhibit A - Maps.pdf](#)
- 📎 [Exhibit B - Streetview and Pictometry.pdf](#)
- 📎 [Exhibit C - Application and Project Narrative.pdf](#)
- 📎 [Support for 19-005042-ZBA.pdf](#)

Motion

Staff recommends approval of the requested special use, microbrewery limited to a production of less than 3,000 barrels (or 93,000 gallons) of craft beer and/or ale per year at 535 E. 39th St., subject to the following condition:

Hours of Operation: The microbrewery shall not be open past 11 PM between Sunday and Thursday.

Vote Results (Approved)

Motion: Trapper Griffith

Second: Michael Brown

Stephen Merriman, Jr. - Not Present

Tommy Branch - Aye

Eli Karatassos - Aye

Michael Brown - Aye

Willie James - Not Present

Trapper Griffith - Aye

Neil Dawson - Not Present

5. 1210 Drayton St. | Special Use - Fuel Station | Mark Cadman as agent for Chu's Convenience Mart | 19-005547-ZBA

[Exhibit A - Maps.pdf](#)

[Exhibit B - Streetview and Pictometry.pdf](#)

[Exhibit C - Plot Plan.pdf](#)

[Exhibit D - Certificate of Appropriateness.pdf](#)

[Exhibit E - Renderings.pdf](#)

[Application 5547.pdf](#)

[Staff Report 19-005547-ZBA.pdf](#)

[Public Letters.pdf](#)

Motion

Motion to deny petitioners request. Relief if granted would cause significant detriment to the neighborhood.

Vote Results (Approved)

Motion: Tommy Branch

Second: Michael Brown

Stephen Merriman, Jr. - Not Present

Tommy Branch - Aye

Eli Karatassos - Aye

Michael Brown - Aye

Willie James - Not Present

Trapper Griffith - Aye

Neil Dawson - Not Present

XI. Other Business

[6. Nomination of Officers](#)

This item was continued to the November 21st meeting date.

XII. 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.