



NOVEMBER 7, 2024 - 2:00 p.m. - CITY COUNCIL REGULAR MEETING
CITY GOVERNMENT
OFFICIAL PROCEEDINGS OF THE MAYOR AND ALDERMEN
SAVANNAH, GEORGIA

The regular meeting of the City Council was held at **2:40 p.m.**, in the SCCPSS Board of Education Room located at the Eli Whitney Administrative Complex, 2 Laura Avenue, Building G. **Mayor Johnson** called the meeting to order, then introduced **Alderman Carolyn H. Bell** who recognized **Bishop Dr. Jacquelyn Gilbert-Grant, Prelate/Overseer of the Sanctuary of Praise Christian Assembly, Inc. in Savannah, Georgia** to offer the invocation. The Pledge of Allegiance was recited in unison.

PRESENT:

Mayor Van R. Johnson, II
Alderman Carolyn H. Bell, At-Large, Post 1
Alderman Alicia Miller Blakely, At-Large, Post 2
Alderman Bernetta B. Lanier, District 1
Alderman Detric Leggett, District 2
Alderman Linda Wilder-Bryan, District 3 - Vice Chair
Alderman Nick Palumbo, District 4 - Chairman
Alderman Dr. Estella Edwards Shabazz, District 5 - Mayor Pro Tem
Alderman Kurtis Purtee, District 6

ALSO, PRESENT:

City Manager Jay Melder
Chief of Staff Daphanie Williams
City Attorney Bates Lovett
Clerk of Council Mark Massey
Assistant to Clerk of Council Renee Osborne

APPROVAL OF AGENDA

[1. Adoption of the Regular Meeting Agenda for November 7, 2024.](#)

Mayor Pro Tem Dr. Shabazz moved to adopt/approve agenda item #1, seconded by Ald. Lanier and Ald. Palumbo. The motion passed unanimously, 9-0-0.

APPROVAL OF MINUTES

[2. Approval of the Minutes for the Work Session and City Manager's Briefing Held on October 24, 2024, at 12:00 p.m.](#)

[Agenda Plus - WS DRAFT MINUTES_October 24, 2024, City Council Workshop.pdf](#)

Mayor Pro Tem Dr. Shabazz moved to approve agenda items #2 and #3, seconded by Ald. Lanier and Ald. Palumbo. The motion passed unanimously, 9-0-0.

[3. Approval of the Minutes for the Regular Meeting Held on October 24, 2024, at 2:00 p.m.](#)

[Exhibit 1: Draft Minutes - October 24, 2024, City Council Regular Meeting.pdf](#)

Mayor Pro Tem Dr. Shabazz moved to approve agenda items #2 and #3, seconded by Ald. Lanier and Ald. Palumbo. The motion passed unanimously, 9-0-0.

ORGANIZATIONAL ITEMS

[4. Adoption of the 2025 Meeting Calendar for the Mayor and Aldermen of the City of Savannah.](#)

[Exhibit 1: 2025_COUNCIL MEETING SCHEDULE_10-28-2024.pdf](#)

Mayor Pro Tem Dr. Shabazz moved to approve agenda item #4, seconded by Ald. Lanier and Ald. Wilder-Bryan. The motion passed unanimously, 9-0-0.

PRESENTATIONS

[5. Presentation of Proclamation Designating November 3, 2024, as Retired Educators Day in the City of Savannah, GA.](#)

PRESENTED by Mayor Johnson and read by Mayor Pro Tem Dr. Shabazz. Also speaking were Dr. Brenda Roberts, Ms. Dottie J. Platts, Ms. Annette L. Smith, and Ms. Princetta Simmons. Mayor Johnson also recognized Chatham County Chairman Chester Ellis who was present, and he congratulated him on his re-election.

[6. Presentation of the National Organization of Black Law Enforcement Executives \(NOBLE\) National Child ID Program Minority and Missing Initiative.](#)

PRESENTED by Mayor Johnson. Also speaking were Major Ben Herron and Police Chief Lenny Gunther, joined by Assistant Chief Devonn Adams.

ALCOHOL LICENSE HEARINGS - (CITY MANAGER RECOMMENDS APPROVAL OF ALL ITEMS IN THIS SECTION UNLESS NOTED OTHERWISE)

[7. Approval of a Class G \(Complimentary\) \(Beer, Wine\) \(By the Drink\) Alcohol License to Samman Dabit for Joseph's Clothiers, a Clothing Store Located at 28 West Broughton Street. The establishment is located between Whitaker and Bull Streets in Aldermanic District 2.](#)

[Exhibit 1: Checklist - Joseph's Clothiers.pdf](#)

[Exhibit 2: Density Map - Joseph's Clothiers.pdf](#)

[Exhibit 3: Alcohol Reports - Joseph's Clothiers.pdf](#)

[Exhibit 4: Measurement Report - Joseph's Clothiers.pdf](#)

[Exhibit 5: Security Plan - Joseph's Clothiers.pdf](#)

Mayor Johnson declared the alcohol public hearings open for items #7, #8, #9, and #10.

No speaker(s).

a. Ald. Leggett moved to close the alcohol public hearings for #7, #8, #9, and #10, seconded by Ald. Palumbo and Ald. Wilder-Bryan. The motion passed unanimously, 9-0-0.

b. Ald. Leggett moved to approve agenda item #7, seconded by Ald. Palumbo and Ald. Wilder-Bryan. The motion passed unanimously, 9-0-0.

[8. Approval of a Class C \(Beer, Wine\) \(By the Drink\) Alcohol License with Sunday Sales to Chengchen Xin for Etang Dim Sum, a Restaurant Located at 10 Whitaker Street. The establishment is located between West Bryan and West Bay Streets in Aldermanic District 2.](#)

[Exhibit 1: Checklist - Etang Dim Sum.pdf](#)

[Exhibit 2: Density Map - Etang Dim Sum.pdf](#)

[Exhibit 3: Alcohol Reports - Etang Dim Sum.pdf](#)

[Exhibit 4: Measurement Report - Etang Dim Sum.pdf](#)

[Exhibit 5: Security Plan - Etang Dim Sum.pdf](#)

Mayor Johnson declared the alcohol public hearings open for items #7, #8, #9, and #10.

No speaker(s).

a. Ald. Leggett moved to close the alcohol public hearings for #7, #8, #9, and #10, seconded by Ald. Palumbo and Ald. Wilder-Bryan. The motion passed unanimously, 9-0-0.

b. Ald. Leggett moved to approve agenda item #8, seconded by Ald. Palumbo and Ald. Wilder-Bryan. The motion passed unanimously, 9-0-0.

[9. Approval of a Class E \(Beer, Wine\) \(By the Package\) Alcohol License to Krishna Patel for Residence Inn, a Hotel Located at 5710 White Bluff Road. The establishment is located between Abercorn and Johnston Streets in Aldermanic District 4.](#)

[Exhibit 1: Checklist - Residence Inn.pdf](#)

[Exhibit 2: Density Map - Residence Inn.pdf](#)

[Exhibit 3: Alcohol Reports - Residence Inn.pdf](#)

[Exhibit 4: Measurement Report - Residence Inn.pdf](#)

[Exhibit 5: Security Plan - Residence Inn.pdf](#)

Mayor Johnson declared the alcohol public hearings open for items #7, #8, #9, and #10.

No speaker(s).

a. Ald. Leggett moved to close the alcohol public hearings for #7, #8, #9, and #10, seconded by Ald. Palumbo and Ald. Wilder-Bryan. The motion passed unanimously, 9-0-0.

b. Ald. Palumbo moved to approve agenda item #9, seconded by Ald. Wilder-Bryan. The motion passed unanimously, 9-0-0.

[10. Approval of a Class E \(Beer, Wine\) \(By the Package\) Alcohol License to Kruhal Dhimmar for Ogeechee Shell, a Convenience Store Located at 3618 Ogeechee Road. The establishment is located between Westgate Boulevard and Interstate 516 in Aldermanic District 5.](#)

[Exhibit 1: Checklist - Ogeechee Shell.pdf](#)

[Exhibit 2: Density Map - Ogeechee Shell.pdf](#)

[Exhibit 3: Alcohol Reports - Ogeechee Shell.pdf](#)

[Exhibit 4: Measurement Report - Ogeechee Shell.pdf](#)

[Exhibit 5: Security Plan - Ogeechee Shell.pdf](#)

Mayor Johnson declared the alcohol public hearings open for items #7, #8, #9, and #10.

No speaker(s).

a. Ald. Leggett moved to close the alcohol public hearings for #7, #8, #9, and #10, seconded by Ald. Palumbo and Ald. Wilder-Bryan. The motion passed unanimously, 9-0-0.

b. Mayor Pro Tem Dr. Shabazz moved to approve agenda item #10, seconded by Ald. Palumbo and Ald. Wilder-Bryan. The motion passed unanimously, 9-0-0.

Ald. Miller Blakely asked if this property was located within an overlay. Mayor Johnson and City Manager Melder responded no.

ZONING HEARINGS

[11. Petition of Joshua Yellin on Behalf of Jessica Glenn for Anderson & Waters LLC for a Zoning Map Amendment to Rezone 0.14 Acres at 1105 East Anderson Street \(PIN 20055 08014\) from TR-2 \(Traditional Residential-2\) to Traditional Commercial-1 \(TC-1\) in Aldermanic District 2 \(File No. 24-005184-ZA\).](#)

[Exhibit 1: MPC Recommendation for 1105 East Anderson Street \(File No. 24-005184-ZA\).pdf](#)

[Exhibit 2: Map for 1105 East Anderson Street \(File No. 24-005184-ZA\).pdf](#)

[Exhibit 3: Draft Ordinance for 1105 East Anderson Street \(File No. 24-005184-ZA\).pdf](#)

Mayor Johnson declared the hearing open for agenda item #11.

Speaker(s):

- . Edward Morrow, representing the MPC
- . Jim Hundsrucker - OPPOSED

Ald. Palumbo moved to close the zoning hearing for agenda item #11, seconded by Ald. Leggett, Ald. Miller Blakely and Ald. Wilder-Bryan. The motion passed unanimously, 9-0-0. See related agenda item #15.

Mayor Johnson asked Mr. Hundsrucker if he contends that this property is a contributing property. Mr. Hundsrucker responded yes, the property contributes to the historic integrity of the neighborhood (Benjamin Van Clark Park).

Ald. Wilder-Bryan asked Mr. Morrow if there was any historical significance to 1105 (East Anderson Street) that you know of. Mr. Morrow responded that he does not believe either of the structures are contributing, but he did not have access to the internet to confirm. Ald. Wilder-Bryan asked if community canvassing occurs to determine if others, like Mr. Hundsrucker, don't want to have this type of proposal within their community. She further asked who is supposed to be protecting historical buildings and are all the agencies contacted formally, like the Historic Savannah Foundation (HSF), preservation, or Metropolitan Planning Commission (MPC). Mr. Morrow stated we have historical districts that have standards, but this property is not located within a historical district. There is a COA process to go through within the historical districts, in order to demolish a property. Ald. Wilder-Bryan asked Mr. Morrow when they are not in a designated historic area, but they have some historic bearings to our community, how are they identified. Mr. Morrow responded that nationally, there are sometimes properties identified as landmarks as well. In those cases, they will work to bring those areas into protection by working with the City and MPC historic preservationists, when deemed as a priority.

Mayor Johnson asked if this property could be rezoned with a provision that it is not demolished. Can the Council institute a protection? The City Attorney responded not without the opportunity for the property owner to be heard on that subject because it would be constituted a taking.

Ald. Leggett stated the property was already taken down, a second property behind the yellow building (on the back side). Mr. Morrow said the picture is not a recent picture, but it is his understanding that the property is still standing.

Ald. Miller Blakely asked what year were both buildings constructed. Mr. Morrow stated he does not have that particular information, but he is showing the Sanborn's (maps). The property is an early 1900 property according to the records of the Tax Assessors records, which is likely the same structure. Ald. Miller Blakely stated that it is historical, even if it is not registered nor gone through a process. She stated she is finding that in marginalized and African American communities you are seeing 4 and 5 stories. SCAD has put in 4 stories down Anderson Street, which are taking away the landscape. They have moved from the West side to the East side, next will be the South side. Soon it will be SCAD-vannah, instead of Savannah, and that is not what we want.

Ald. Palumbo thanked Mr. Morrow for the presentation. A speaker has thrown around the word, contributing structures and others. Ald. Palumbo stated that what's in front of us is a rezoning, not an evaluation of a demolition request. A demolition would be speculative at this point. He asked if this particular parcel is on a register with the National Register of Historic Places. If not known (in that case), it is speculation to identify a structure as contributing or not given all the factors to consider. Ald. Palumbo asked if the property aligns with the future land use map (it does). He asked if it aligns with the MPC's recommendation and approval (it does).

Mayor Johnson stated speculation has to be considered in being able to weigh the impacts of what you do and any ramifications. When you change zoning, you change land use. The Sanborn map represents that the property is 108 years old easily. Ald. Palumbo is right, but we have to also consider the wide range of things that could happen to it.

Ald. Wilder-Bryan stated she believes there is a neighborhood association in connection with this property at 1105, either the Eastside Coalition or the Benjamin Van Clark neighborhood association. Ald. Leggett stated Benjamin Van Clark. Ald. Wilder-Bryan stated we want to be sure that we have done our due diligence when we say there is no neighborhood association tied to these things. Mr. Morrow responded that he misspoke when he said there was no neighborhood association, when he meant that they were unable to contact with the point of contact on Open Neighborhoods. He personally called the number which was a non-functioning number.

Ald. Leggett stated he changed his number, but he has provided the persons number to Mr. Hundsrucker who is also a neighborhood president. Ald. Leggett also stated that within that neighborhood there's Live Oak (Mr. Johnson) and Benjamin Van Clark (Timothy Burgess). He will provide their information to Mr. Morrow. Ald. Leggett agreed to help set up a meeting and location for all parties, and be ready within two weeks.

Josh Yellin stated he also reached out to Mr. Burgess, but never received a response. He understands that Ald. Leggett has a new phone number for him, and we are happy to meet with the neighborhood association and come back within two weeks. They were not trying to get this slipped by. They reached out to both Live Oak's number and email listed, and the Van Clark number and email listed.

[12. A Joint Petition of Bridget Lidy on Behalf of the Mayor and Aldermen of the City of Savannah, Georgia and Brianna Paxton for a Zoning Text Amendment to Sections 3.12 Special Exceptions, 3.21 Variances, 5.4 Principal Use Table, 5.9 Traditional Residential Districts, 5.12 Traditional Neighborhood Districts, 5.13 Traditional Districts, 8.1 Residential Use Standards for Limited and Special Uses \(File No. 24-004284-ZA\).](#)

[Exhibit 1: MPC Recommendation Packet \(File No. 24-004284-ZA\).pdf](#)

[Exhibit 2: 10242024 Council Workshop Presentation on the Density Bonus for Affordable Housing Program.pdf](#)

[Exhibit 3: Final Proposed Revisions 10092024 \(File No. 24-004284-ZA\).pdf](#)

[Exhibit 4: Draft Ordinance \(File No. 24-004284-ZA\).pdf](#)

Mayor Johnson declared the hearing open for agenda item #12.

Speaker(s):

- . Edward Morrow, representing the MPC
- . Rev. Chester A. Ellis - OPPOSED
- . Ellie Isaacs - IN FAVOR/SUPPORTED
- . Jim Hundsrucker - OPPOSED

Ald. Wilder-Bryan moved to close the zoning hearing for agenda item #12, seconded by Ald. Lanier. The motion passed unanimously, 9-0-0. See related agenda item #16.

Mayor Johnson asked Mr. Morrow to confirm that Carver Village will not be and is not affected. Mr. Morrow responded no, Carver Village is not affected, the zoning is residential single family.

Mayor Johnson asked staff to respond regarding Mr. Hundsrucker's allegation that we approve four stories at 45 feet, and later it becomes four stories at 50 feet. Where does the approval come from, and how is it applied in terms of what was previously approved?

Mr. Morrow responded we are talking about the work of the MPC or the Zoning Board of Appeals (ZBA), namely variances for site plan related standards. He explained the changes as giving more flexibility when exceeding maximums, such as height or different roof types. He described it as

nuances where they decide and trade-off on standards, in order to achieve some sort of public benefit. He further discussed contextual guidelines and a goal to achieve consistencies.

Mayor Johnson stated we should always intentionally and exhaustively communicate. We have charged the City Manager and Team Savannah to come up with affordable option ways, since we all have screamed about housing affordability. We asked him to come up with a toolkit of varying mechanisms to achieve affordability citywide, also blessed by our Housing Savannah Taskforce.

Mayor Pro Tem Dr. Shabazz shared that Cann Jackson Park neighborhood was talked about in reference to a density bonus for affordable housing (text amendment). Her feedback received (text and email) included a request to have a conversation with Ms. Brianna Paxton. They do not want small scale duplexes, triplexes, and quadplexes to be built in their neighborhood. They do not want to change the standard of what is already there, and they asked her to vote against this amendment. Mayor Pro Tem Dr. Shabazz stated she is for affordable housing and variances that may need to be done to build affordable housing. As a very established community, Cann Jackson Park are against the plexes that will take away the character. There are probably a few properties/lots/houses that need to be torn down and rebuilt.

Ald. Palumbo pointed out a couple things -- salient and extremely relevant to this discussion. We have entered an unusual territory, finding ourselves in the middle of the MPC and city staff. And we have forgotten about the most important thing here -- an individual (extraordinary) resident of our city who brought this petition to us. In the meantime, people got excited about it, people from the city and the MPC. This resident spotted an open lot and wanted to build an affordable home for someone to live in. She researched the Sanborn maps and found there used to be a duplex there, but she found it could not be done under the current code, so she took it upon herself to fix it. She even stood toe-to-toe with city staff to deliver a workshop. We have to re-legalize those pieces of missing middle housing that were once there. We are not going to get out of the shortage by kicking the can and passing the buck. Ald. Palumbo continued with he knows it is uncomfortable, but change is inevitable. We can choose to change by chance or change by choice. With regard to housing shortages (10 - 20 thousand), this Council gets to choose how they are built, old and traditional ways or towers to the sky, to fill that shortage. Applications will keep coming here until the market is satisfied with the amount of housing we need. Ald. Palumbo stated the only amendments he wished he could make would only be in the fourth district. And if the Council passes on this, he invites the petitioner to come and work with him and he will find neighborhoods for you in his district. He stated we will work together and make this happen because he is not gonna miss this opportunity, the ability to add more human-scaled added density. In the 1940s, whoever was the Council started botching and butchering our zoning code in a manner (that) we are living with this housing shortage today. We have a duty and moral imperative to fix it. We do need to work on communication and outreach, in terms of how it is done and to explain exactly what it is. Examining this one, he believes it is good. He has more questions about the program capabilities, and he wants to make sure we do not try to throw everything into the kitchen sink into one persons petition. Most importantly, we need to keep in mind the original petition and the petitioner. She sought out and wanted to do the right thing. Whatever we do here today, he wants to make sure that she gets what she needed out of this process and she can build that duplex and find a way to build affordable housing units on that site.

Ald. Bell stated Neighborhood President Ellis asked that we delay a decision until they can learn more.

Ald. Lanier stated Ms. Paxton stepped up and submitted a petition, and that's great. She wished that she could get more citizens to do that. And she hopes that she can get what she is trying to do there, but we have to be careful of the one size fits all. Because it can work where she wants it, does not mean it will work in the T district or some other area like Carver Village. Ald. Lanier stated she thinks we are going to have to be very surgical. We need to do this in a lot of places. It is so interesting to hear the argument about being able to replace or re-establish housing that's on the ground. She made the same argument at the last meeting and the Council disagreed with it concerning the people who sent her to Council over the last 8 years, in trying to get the legality of the duplexes back in the area they had been for decades. Now that they are trying to be placed in places where they are not accepted, she reached out. She asked how is this impacting neighborhoods in her district and this is the first time she is hearing about it, while being presented in Council meeting. Ald. Lanier stated that is unacceptable, so she contacted the leadership in the first district neighborhoods. Ms. Williams who wanted to be here was familiar with it, but she was very much against it in Cuyler-Brownville. The president in Carver felt the same way. Carver Heights' name came up, so she called over to Carver Village. Mayor Otis Johnson was the guy who made sure that staff did not make these kind of moves without the residents being involved. We are regressing and making decisions that are going to impact everyone all over, when they don't fit everywhere. We understand the concept of home rule, when it comes to our legislative agenda. We don't feel that people at the State level from Atlanta should be making decisions for us here in Savannah, or any other locality. Similarly, we should not make decisions for peoples neighborhoods when they are not a part of that decision making. In Cuyler-Brownville they said all of those people who are coming with these great ideas

and making these recommendations on massive changes, none of them are from here, including the ones on the MPC and the ones on Council. So they do not understand the culture and nature of these communities. What may work in TC intown, may not work in TC within one of the concentric neighborhoods. Lastly, Ald. Lanier asked who is going to police that duplex or other unit which is supposed to be affordable and the amount of rent that's being charged. Her recommendation/request today is for people in the neighborhood to be involved, and to postpone this matter to a certain date (maybe a month like December 19).

Ald. Wilder-Bryan thanked Mr. Morrow and Ms. Paxton. Then she asked who Mr. Morrow is employed by, a County entity right? She also asked if Mr. Morrow has ever seen something like this proposal presented. The sitting neighborhood president who is also the chairman is who Mr. Morrow works for. Working in tandem is not happening. Communication needs to be had between parties before it comes to the Council. She does not understand how information regarding this proposal does not fall in the hands of the chairman and neighborhood president. Something this close to our hearts should not only be on the city's agenda, but the county's agenda. Carver Heights is moot because it does not exist. She asked Mr. Morrow if this amendment affects Carver Village. He responded no, it only impacts single family. The County and the City have to do better. She disagreed with showing up in front of us to beat us up and suggest what we should do, when your not suggesting it should be done on your end.

Mayor Johnson explained the MPC is an independent planning organization whose major customer is the City of Savannah and Chatham County. The MPC does not work for Mr. Ellis nor him. In this case, they are the planning experts for the City of Savannah. Rev. Ellis is correct in coming up to speak as a citizen because he would not necessarily be privy prior to this coming to the MPC, or naturally notified in his other capacity. He is coming up as a citizen and has every right to speak regarding them not notifying his neighborhood. We have charged the City Manager to deal and come up with means for us to achieve housing affordability. Ultimately no one (NIMBY) wants to have anything unwanted within their spaces. The question before us is whether or not we need more communication and charge that those conversations be held. In his experience those conversations will not change how people feel as it relates to this question. Ultimately Council is charged to make these decisions regarding housing affordability, with contemporary data saying it is achieved by density. We have to pick a decision and decide a road to go down.

Ald. Wilder-Bryan clarified she has much respect for Mr. Ellis and his ability to be here. She is suggesting that he has a lot of juice. And presidents should be able to voice their opinions before the matters come to the Council.

Ald. Miller Blakely asked why the area of Cuyler-Brownville was picked and if this can be done in other areas of the city. Does it have anything to do with houses being not as expensive as other places in Savannah. What made you all decide to go with the Carver Village, Cuyler-Brownville, Victorian districts. The area of Cuyler-Brownville is being gentrified at an alarming rate. Mr. Morrow responded they wanted to pick a systematic route, zoning districts that were appropriate. Intown neighborhoods (Savannah specific) that have been in development in excess of 100 years easily, with very ingrained development patterns. Traditional districts represent what has been going on for a very long period of time. If a different approach was taken to go neighborhood by neighborhood (least biased as possible), the MPC would do that, but it would be a longer more protracted process. Ald. Miller Blakely advised this is not an example of NIMBY, but they want to have a good quality of life like everyone else is experiencing. It is very interesting how one citizen brought this matter before the staff and now it is being considered. Consider finding another place for this activity, possibly the 4th district as previously suggested and welcomed or some other area, but not the 1st and 5th districts, since this is not what they want.

City Manager Melder asked to add to Mr. Morrow's information. He agrees with some of the sentiments and he thanked Ms. Paxton as well for her petition. The reason this single petition became larger than it was is because the City and the MPC were already working on similar density programs, also what inclusionary zoning might look like, and he did not want to have a competing petition. He didn't want to make it Ms. Paxton's responsibility to meet with the neighborhoods or be chastised. He will take that on. He agreed that we need to be surgical and he sent Council a podcast/article regarding Minneapolis' efforts to try to do something like this at a broader scale. There are tremendous challenges with trying to create wholesale policy change within zoning. The attempt was to be surgical although we did not strike the right note. We endeavored to look at zoning districts that already allow small additions of gentle density where it was already allowed. We will have all conversations that are required. We met the notice requirements for the text amendments, we dedicated a workshop, and MPC heard the presentation as well. We will continue to hear the feedback and continue to refine. There will always be some folks who think this is not right for their neighborhood or their district. These will be hard decisions to make as we continue to work that housing plan, and create the housing density that we need. We can go back and look at other ways to implement this program, and communicate with neighborhoods and residents.

Mayor Pro Tem Dr. Shabazz then read into the record an emailed statement from Ms. Altheria Maynard, president of Cann Jackson Park. She did not meet with Ms. Paxton. Ms. Paxton would not meet with her regarding building duplexes in our neighborhood.

City Manager Melder stated he is not quarrelling with her at all. It's just not Ms. Paxton's responsibility to meet with the neighborhood presidents as a private citizen with a petition of her own. We felt her petition was worthy of collaboration. The issue is ours, so we will take that on. Replace her name in that email with his, and he will take that accountability going forward.

Mayor Johnson stated this is what we are going to do, and he asked the City Manager how much time he needs. Given the time of year, some people have checked out already for the year. Council has to do some soul searching. We keep saying something about what we want in terms of housing affordability within this city. The County doesn't have affordability, but they are working on it. We are doing affordable housing, and it cannot be done without density. If it does not want to be done, then we need to just not do it and let the market take it where it is. This is not where we said we wanted to go, during our visioning session. He asked the City Manager again, how much time do you need because we should be fair and not rush folks into meetings. The City Manager stated he is fine with the January date (second meeting) and responded again with how he felt about the policy and the communication that is needed. Mayor Johnson asked for the date of the 2nd meeting in January, the 23rd.

Ald. Lanier asked Mr. Morrow about areas on the map which include greater Carver Village. There are a lot of historic areas (100 years or older) in the first district that are not designated as historic districts. She stated she believes in the missing middle and we need this housing type. Changes were made when we were working on the NewZo to accommodate the missing middle. We are forcing missing middle in some areas that are not welcomed. We need to focus on where we apply it and how. City Manager Melder responded.

[13. Petition of Bridget Lidy on Behalf of the Mayor and Aldermen of the City of Savannah, Georgia for a Zoning Text Amendment to Section 7.8.10. Savannah Historic Overlay District Design Standards \(7.8.10.t.iii.2. Footprint, 7.8.10.t.v.1. and 7.8.10.t.v.2.a.i., and Table 7.8-1 Height Standards for Large Scale Development\).\(File No. 24-005604-ZA\).](#)

[Exhibit 1: Staff Report for Revision 7.8 Savannah Downtown Historic Overlay District.pdf](#)

[Exhibit 2: Proposed Ordinance Revisions \(File No. 24-005604-ZA\).pdf](#)

Mayor Johnson declared the hearing open for agenda item #13.

Speaker(s):

- Bridget Lidy, representing Planning & Urban Design, joined by Preservation Officer Jessica Baldwin

Ald. Leggett moved to close the zoning hearing for agenda item #13, seconded by Ald. Wilder-Bryan, Ald. Palumbo, and Ald. Miller Blakely. The motion passed unanimously, 9-0-0. See related agenda item #17.

[14. Petition of Josh Yellin on Behalf of Colin Breland, Madeline Ott, and Zachary Shultz for Riette Bradley for a Special Use Permit at 2805 Bull Street \(20074 33001\) for a Bar/Tavern Use in the TC-1 \(Traditional Commercial - 1\) Zoning District in Aldermanic District 5 \(File No. 22-001219-ZA\).](#)

[Exhibit 1: MPC Recommendation for 2805 Bull Street \(File No. 22-001219-ZA\).pdf](#)

[Exhibit 2: Maps for 2805 Bull Street \(File No. 22-001219-ZA\).pdf](#)

[Exhibit 3: Zoning Confirmation Letter for 2805 Bull Street.pdf](#)

Mayor Johnson declared the hearing open for agenda item #14.

Speaker(s):

- Edward Morrow, representing the MPC
- Josh Yellin, representing the applicant
- Laura Walker - OPPOSED
- Richard Hanpeter - OPPOSED

a. Mayor Pro Tem Dr. Shabazz moved to close the hearing for agenda item #14, seconded by Ald. Lanier and Ald. Palumbo. The motion passed unanimously, 9-0-0.

b. Mayor Pro Tem Dr. Shabazz moved to approve agenda item #14 (the special use permit with the noted stipulations), seconded by Ald. Leggett and Ald. Wilder-Bryan. The motion passed, 8-1-0. Ald. Miller Blakely voted no.

Mayor Johnson asked Mr. Yellin to address concerns raised by Ms. Walker (the special use covers the entire property not just the "Late Air" portion). Mr. Yellin said that was not their intent.

ORDINANCES - FIRST AND SECOND READING - (CITY MANAGER RECOMMENDS APPROVAL OF ALL ITEMS IN THIS SECTION UNLESS NOTED OTHERWISE)

[15. Petition of Joshua Yellin on Behalf of Jessica Glenn for Anderson & Waters LLC for a Zoning Map Amendment to Rezone 0.14 Acres at 1105 East Anderson Street \(PIN 20055 08014\) from TR-2 \(Traditional Residential-2\) to Traditional Commercial-1 \(TC-1\) in Aldermanic District 2 \(File No. 24-005184-ZA\).](#)

[Exhibit 1: MPC Recommendation for 1105 East Anderson Street \(File No. 24-005184-ZA\).pdf](#)

[Exhibit 2: Map for 1105 East Anderson Street \(File No. 24-005184-ZA\).pdf](#)

[Exhibit 3: Draft Ordinance for 1105 East Anderson Street \(File No. 24-005184-ZA\).pdf](#)

Ald. Leggett moved to continue/postpone agenda item #15 to the November 26, 2024 City Council Meeting, seconded by Ald. Wilder-Bryan and Ald. Miller Blakely. The motion passed unanimously, 9-0-0.

[16. A Joint Petition of Bridget Lidy on Behalf of the Mayor and Aldermen of the City of Savannah, Georgia and Brianna Paxton for a Zoning Text Amendment to Sections 3.12 Special Exceptions, 3.21 Variances, 5.4 Principal Use Table, 5.9 Traditional Residential Districts, 5.12 Traditional Neighborhood Districts, 5.13 Traditional Districts, 8.1 Residential Use Standards for Limited and Special Uses \(File No. 24-004284-ZA\).](#)

[Exhibit 1: MPC Recommendation Packet \(File No. 24-004284-ZA\).pdf](#)

[Exhibit 2: 10242024 Council Workshop Presentation on the Density Bonus for Affordable Housing Program.pdf](#)

[Exhibit 3: Final Proposed Revisions 10092024 \(File No. 24-004284-ZA\).pdf](#)

[Exhibit 4: Draft Ordinance \(File No. 24-004284-ZA\).pdf](#)

Ald. Wilder-Bryan moved to continue/postpone agenda item #16 to the January 23, 2025 City Council Meeting, seconded by Ald. Miller Blakely. The motion passed unanimously, 9-0-0.

[17. Petition of Bridget Lidy on Behalf of the Mayor and Aldermen of the City of Savannah, Georgia for a Zoning Text Amendment to Section 7.8.10. Savannah Historic Overlay District Design Standards \(7.8.10.i.iii.2. Footprint, 7.8.10.v.1. and 7.8.10.v.2.a.i., and Table 7.8-1 Height Standards for Large Scale Development\) \(File No. 24-005604-ZA\).](#)

[Exhibit 1: Staff Report for Revisions to 7.8 Savannah Downtown Historic Overlay District \(File No. 24-005604-ZA\).pdf](#)

[Exhibit 2: Proposed Ordinance Revisions \(File No. 24-005604-ZA\).pdf](#)

Mayor Pro Tem Dr. Shabazz moved (to approve agenda item #17) that the first reading be considered the second and the ordinance placed upon its passage and passed, seconded by Ald. Palumbo and Ald. Leggett. The motion passed unanimously, 9-0-0.

PURCHASING ITEMS - (CITY MANAGER RECOMMENDS APPROVAL OF ALL ITEMS IN THIS SECTION UNLESS NOTED OTHERWISE)

[18. Authorize the City Manager to Execute Contract Modification No. 1 for Elevator Repairs at the Liberty Street Parking Garage with TK Elevator Corporation \(LOCAL\) in the Amount of \\$18,359. This modification is needed due to the vendor recommending that a new main brake and new emergency brake be installed to fix the brake issues prior to being able to fix the controller drive. \(Parking and Mobility Services\)](#)

[Exhibit 1: Funding Verification - Elevator Repairs Liberty Street Parking Garage.pdf](#)

[Exhibit 2: Purchasing Notes - Elevator Repairs Liberty Street Parking Garage.pdf](#)

Mayor Pro Tem Dr. Shabazz moved to approve purchasing items #18, #19, #20, #21, #22, #23, and #24, seconded by Ald. Wilder-Bryan. The motion passed unanimously, 9-0-0.

[19. Authorize the City Manager to Execute a Contract for Chlorine Tank Hoist Replacement with Kone Cranes in an Amount Not to Exceed \\$51,912. The hoist will be used to offload both empty and full one-ton chlorine cylinders for disinfecting wastewater at the Water Reclamation Plant. \(Water Reclamation\)](#)

[Exhibit 1: Funding Verification - Hoist Replacement.pdf](#)

[Exhibit 2: Purchasing Notes - Hoist Replacement.pdf](#)

Mayor Pro Tem Dr. Shabazz moved to approve purchasing items #18, #19, #20, #21, #22, #23, and #24, seconded by Ald. Wilder-Bryan. The motion passed unanimously, 9-0-0.

[20. Authorize the City Manager to Execute a Contract for Holiday Decorations with Jubilee Decor, LLC in an Amount Not to Exceed \\$76,814. This procurement is aimed at enhancing the City's festive atmosphere during the holiday season, fostering community spirit, and creating a welcoming environment for residents and visitors alike. The use of high-quality, weather-resistant decorations will ensure durability and longevity, allowing for their display throughout multiple seasons, even in varying weather conditions. \(Special Events\)](#)

[Exhibit 1: Funding Verification - Holiday Decorations.pdf](#)

[Exhibit 2: Purchasing Notes - Holiday Decorations.pdf](#)

Mayor Pro Tem Dr. Shabazz moved to approve purchasing items #18, #19, #20, #21, #22, #23, and #24, seconded by Ald. Wilder-Bryan. The motion passed unanimously, 9-0-0.

[21. Authorize the City Manager to Execute a Contract for Control Panel Upgrade from Aqua Aerobic in an Amount Not to Exceed \\$98,931. The control panel is essential for monitoring and managing the various cycles of the water filtering system. \(Water Reclamation\)](#)

[Exhibit 1: Funding Verification - Aqua Aerobic Control Panel Upgrade.pdf](#)

[Exhibit 2: Purchasing Notes - Aqua Aerobic Control Panel Upgrade.pdf](#)

Mayor Pro Tem Dr. Shabazz moved to approve purchasing items #18, #19, #20, #21, #22, #23, and #24, seconded by Ald. Wilder-Bryan. The motion passed unanimously, 9-0-0.

[22. Authorize the City Manager to Execute a Contract for Tree Planting Services with CGS, LLC \(Primary\), ASAP Landscape Management Group \(Secondary\), and Victory Hive, LLC \(LOCAL\) \(Tertiary\) in an Amount Not to Exceed \\$661,262. The Park & Tree Urban Forestry Division will utilize this contract to maintain and preserve the City of Savannah urban tree canopy. \(Park & Tree\)](#)

[Exhibit 1: Funding Verification - Tree Planting Services.pdf](#)

[Exhibit 2: Purchasing Notes - Tree Planting Services.pdf](#)

Mayor Pro Tem Dr. Shabazz moved to approve purchasing items #18, #19, #20, #21, #22, #23, and #24, seconded by Ald. Wilder-Bryan. The motion passed unanimously, 9-0-0.

[23. Authorize the City Manager to Execute a Contract for 36 Marked Police Interceptor SUVs from Santee Automotive LLC in an Amount Not to Exceed \\$2,348,144. This purchase will provide replacements for marked patrol vehicles in the City's fleet. These vehicles will be used by the Savannah Police Department Patrol Division for routine law enforcement services. \(Fleet\)](#)

[Exhibit 1: Funding Verification - Marked Patrol Vehicles.pdf](#)

[Exhibit 2: Purchasing Notes - Marked Patrol Vehicles.pdf](#)

Mayor Pro Tem Dr. Shabazz moved to approve purchasing items #18, #19, #20, #21, #22, #23, and #24, seconded by Ald. Wilder-Bryan. The motion passed unanimously, 9-0-0.

[24. Authorize the City Manager to Execute a Contract for Mechanical Repairs and Services with Ruby Collins, Inc. in an Amount Not to Exceed \\$9,000,000. This contract will be used for proposed work to include periodic construction services for emergency mechanical repairs and on-call construction services. \(Water Resources\)](#)

[Exhibit 1: Funding Verification - Mechanical Repairs.pdf](#)

[Exhibit 2: Purchasing Notes - Mechanical Repairs.pdf](#)

Mayor Pro Tem Dr. Shabazz moved to approve purchasing items #18, #19, #20, #21, #22, #23, and #24, seconded by Ald. Wilder-Bryan. The motion passed unanimously, 9-0-0.

RESOLUTIONS - (CITY MANAGER RECOMMENDS APPROVAL OF ALL ITEMS IN THIS SECTION UNLESS NOTED OTHERWISE)

[25. Resolution Defining Affordable Housing and Associated Terms, and Supporting the Preservation, Improvement, and Creation of New Affordable Housing Within Savannah. This will be done through the continued implementation of the Housing Savannah Action Plan, adoption of housing friendly policies, and legislative action.](#)

[Exhibit 1: Resolution - Housing Affordability.pdf](#)

Ald. Palumbo moved to approve agenda items #25, #27, and #28, seconded by Ald. Wilder-Bryan. The motion passed unanimously, 9-0-0.

[26. Resolution Authorizing the City Manager to Transfer Nine Vacant Lots in West Savannah to the Chatham County/City of Savannah Land Bank Authority \(LBA\) to Facilitate Development of Affordable Housing.](#)

[Exhibit 1: Resolution to Transfer Nine Vacant Lots to the Land Bank Authority.pdf](#)

Ald. Lanier moved to approve agenda item #26, seconded by Ald. Wilder-Bryan and Ald. Miller Blakely. The motion passed unanimously, 9-0-0.

[27. Resolution in Support of Revisions to Affordable Housing Exemptions for the Development Impact Fee Program under the Development Impact Fee Act.](#)

[Exhibit 1: Resolution - Development Impact Fee Exemptions for Affordable Housing.pdf](#)

[Exhibit 2: Resolution - Development Impact Fee Exemptions - Redline Version.pdf](#)

Ald. Palumbo moved to approve agenda items #25, #27, and #28, seconded by Ald. Wilder-Bryan. The motion passed unanimously, 9-0-0.

[28. Resolution Authorizing the Adoption of the 2024 Capital Improvements Element \(CIE\) Annual Update Following the Approval of the Draft Report by the Georgia Department of Community Affairs. The CIE Annual Update is required each year to comply with the Georgia Development Impact Fee Act and to maintain the City of Savannah's qualified local government certification.](#)

[Exhibit 1: Proposed Resolution 10222024.pdf](#)

[Exhibit 2: Final City of Savannah 2024 CIE Update 10222024.pdf](#)

Ald. Palumbo moved to approve agenda items #25, #27, and #28, seconded by Ald. Wilder-Bryan. The motion passed unanimously, 9-0-0.

AGREEMENTS

[29. Approval of PY2024 Workforce Innovation and Opportunity Act \(WIOA\) Youth Provider Sub-award in the Amount of Up to \\$274,067 for Delivery of Training and Support Services to Low-Income Youth Ages 16-24 in Chatham County.](#)

[Exhibit 1: PY24 Youth Grant Award.pdf](#)

Mayor Pro Tem Dr. Shabazz moved to approve agenda item #29, seconded by Ald. Wilder-Bryan. The motion passed unanimously, 9-0-0.

REAL ESTATE ITEMS - (CITY MANAGER RECOMMENDS APPROVAL OF ALL ITEMS IN THIS SECTION UNLESS NOTED OTHERWISE)

[30. Authorize the City Manager to Execute a Land Lease with Bellsouth Telecommunications, LLC \(AT&T\) on Wilmington Island. The City of Savannah owns a +/- 10-acre site on Wilmington Island that houses water and sewer facilities, of which Bellsouth Telecommunications, LLC \("AT&T"\) currently leases +/- 625 square feet where their telecommunications equipment and cabinets are placed.](#)

[Exhibit 1: Location Maps - 1121 Wilmington Island Road.pdf](#)

[Exhibit 2: Land Lease Agreement - 1121 Wilmington Island Road.pdf](#)

Ald. Wilder-Bryan moved to approve agenda item #30, seconded by Ald. Palumbo. The motion passed unanimously, 9-0-0.

MISCELLANEOUS

[31. Approval of a Major Subdivision: Oakwood Phase 2A at New Hampstead. The proposed property totals 20.241 acres and will consist of 62 lots of varying lot sizes located at 3401-B Highlands Boulevard in Aldermanic District 5.](#)

[Exhibit 1: Plat - Major Subdivision Savannah Oakwood at New Hampstead Phase 2A.pdf](#)

[Exhibit 2: MPC Decision - Savannah Oakwood at New Hampstead Phase 2A.pdf](#)

Mayor Pro Tem Dr. Shabazz moved to approve agenda item #31, seconded by Ald. Wilder-Bryan and Ald. Palumbo. The motion passed unanimously, 9-0-0.

[32. Approval of a Major Subdivision: Hill-Durrence West Tract, Parcel B. The subject property is the western portion of land formerly known as the Hill Durrence Tract. This proposed property totals 167.354 acres and will consist of 5 lots with varying lot sizes and a publicly dedicated right-of-way located at Fort Argyle Road and Arkwright Lane in Aldermanic District 5.](#)

[Exhibit 1: Plat - Major Subdivision Hill-Durrence West Tract, Parcel B.pdf](#)

[Exhibit 2: MPC Decision - Major Subdivision Hill-Durrence West Tract, Parcel B.pdf](#)

Mayor Pro Tem Dr. Shabazz moved to approve agenda item #32, seconded by Ald. Wilder-Bryan and Ald. Palumbo. The motion passed unanimously, 9-0-0.

[33. NEW ITEM ADDED: Proclamation celebrating 50th Anniversary of BAPS in North America and recognition of the 20th Anniversary of the BAPS Shri Swaminarayan Mandir in Savannah, GA.](#)

PRESENTED by Mayor Johnson. Also speaking were Sweeney Patel and Neil Sharma, joined by Rima Patel and Milap Patel.

[34. NEW ITEM ADDED: Proclamation honoring the service of Paula Kreissler, Executive Director, of Healthy Savannah upon her retirement.](#)

PRESENTED by Mayor Johnson and read by Ald. Palumbo. Also speaking were Paula Kreissler and Arnaud Turner.

[35. NEW ITEM ADDED: Approval of Major Subdivision, The Hill-Durrence East Tract Parcel B. The subject property is the eastern portion of land formerly known as the Hill-Durrence Tract. The proposed subdivision will consist of 3 lots and new public right-of-way. The property is in Aldermanic District 5 at Street Location: Fort Argyle Road and Arkwright Lane.](#)

[Exhibit 2: MPC Decision.pdf](#)

[Exhibit 1: Plat: Major Subdivision: The Hill-Durrence East Tract Parcel B.pdf](#)

Mayor Pro Tem Dr. Shabazz moved to approve agenda item #35, seconded by Ald. Wilder-Bryan and Ald. Palumbo. The motion passed unanimously, 9-0-0.

ANNOUNCEMENTS:

Ald. Bell recognized and commended Savannah citizens who have been named Georgia Trend's 2024 Most Influential Leaders.

- G. Holmes Bell, Mark Burns, Scott Center, Anna Chafin, T. Mills Fleming, T. Todd Groce, Keitaro Harado, Paul Hinchey, Robert Earl James, Eric Johnson, Shawn Kachmar, Griff Lynch, Joe Marinelli, Sam McCachern, Jonathan Pannell, Greg Park, Scott Sheidt, Chris Smith, Hugh "Trip" Tollison, and Paula Wallace

Ald. Miller Blakely said to young people she is thankful and proud that they went out and voted like they should have, and she congratulated the following on winning their elections:

- District Attorney Shalena Cook Jones
- newly elected Sheriff Richard Coleman
- State Representative Carl Gilliard
- County Commissioner Adot Whitely

Ald. Wilder-Bryan gave a shout-out to Gena Davis (Taylor) from Greenbriar Children's Center for celebrating 75 years of service. They still have tables available for the gala being held on November 15. Sam McCachern and Edna Jackson will be the chairpersons. And congratulations to her soror State Representative Edna Jackson for her re-election.

Mayor Johnson announced that members of the City Council will be engaged with the National League of Cities (NLC) City Summit's centennial celebration in Tampa Bay, FL.

Mayor Johnson adjourned the Regular Meeting at **5:11 p.m.**

Mark Massey, Clerk of Council

Date Minutes Approved: _____

Signature: _____

The video recording of the Regular Meeting can be found by copying and inserting the link below in your url:

<https://savannahgovtv.viebit.com/player.php?hash=a93tZBSWoJCowCgy>

