



MEMORANDUM

TO: Mayor and Council
FROM: Joseph A. Melder, City Manager
DATE: September 13, 2023
SUBJECT: Additional Information for the September 14, 2023, City Council Meeting

PURPOSE: The purpose of this memorandum is to provide Mayor and Council with additional information and materials for the upcoming Regular City Council Meeting, which will be held at 2:00 p.m.

I. Council Workshop

There will be no workshop.

II. Revisions to the Regular Meeting Agenda

Please note the following revisions concerning the Regular Meeting Agenda:

- (Items 36 and 37) - Miscellaneous: Petitions of John D. Northup III, agent for Capital Development Partners, for a Comprehensive Plan Future Land Use Map (FLUM) Amendment and Zoning Map Amendment for ten parcels along Buckhalter Road. (File Nos. 23-002328-ZA and 23-000304-ZA), were added. **These items will be postponed until the October 12, 2023, Regular Council Meeting at the request of the petitioner.**

III. Additional Information for Regular Meeting Agenda Items

Please see below additional information on my recommendations for approval for the following agenda items:

AGENDA ITEM	DESCRIPTION	COMMENT
#7	Alcohol License Approval of a Class C (Beer, Wine) (By the Drink) and Class A (Beer, Wine) (Caterer) Alcohol License with Sunday Sales to Ryan Williamson for Strangebird	<ul style="list-style-type: none"> • The applicant is requesting a Class C and a Class A (caterer) alcohol license for a restaurant located at 1220 Barnard Street in Aldermanic District 2. • This item was approved as a Special Use on the August 24, 2023, regular Council meeting and SCAD is the owner of the property. <p>I recommend approval of this item.</p>

#8	<p>Alcohol License Approval of a Class G (Wine) (Complimentary) (By the Drink) Alcohol License to Sydney Newsome for Syd Nichole</p>	<ul style="list-style-type: none"> The applicant is requesting a Class G alcohol license for a specialty shop located at 301 Passageway, Suite A-203 in Aldermanic District 2. <p>I recommend approval of this item.</p>
#9	<p>Alcohol License Approval for Class C (Beer, Liquor, and Wine) (By the Drink) and Class K (Beer, Liquor and Wine) (Transitional Permit) Alcohol License with Sunday Sales to Ruth Threatt for Sey Hey</p>	<ul style="list-style-type: none"> The applicant is requesting a Class C and a Class K (transitional permit) alcohol license for a restaurant, located at 2505 Bull Street in Aldermanic District 2. <p>I recommend approval of this item.</p>
#10	<p>Alcohol License Approval of a Class E (Beer, Wine) (By the Package) Alcohol License to ShivKumar Patel for 7-11 Minit Store</p>	<ul style="list-style-type: none"> The applicant is requesting a Class E alcohol license for a convenience store located at 3700 Waters Avenue in Aldermanic District 3. <p>I recommend approval of this item.</p>
#11/19	<p>Zoning Recommendations to the Text Amendment to the City of Savannah Zoning Ordinance Section 7.9, Victorian District Contributing Resources Map for 1001 Whitaker Street (20044 25001), 124 West Park Avenue (20044 24003), and 1015 Whitaker Street (20044 25002) which Are All Zoned TN-1 (Traditional Neighborhood-1). Aldermanic District 2 (File No. 23-003955-ZA)</p>	<ul style="list-style-type: none"> The Historic Preservation Commission (HPC) is recommending an amendment to the City's Victorian District Contributing Resources Map. The recommendation is to include three resources of exceptional importance (with regard to historic and architectural significance) that were built in the Victorian District outside of the Period of Significance (1870-1923) and not previously listed as "contributing/historic." These resources are: <ul style="list-style-type: none"> 1001 Whitaker Street; 124 West Park Avenue; and 1015 Whitaker Street. <p>I recommend denial of this item.</p> <ul style="list-style-type: none"> I am basing my recommendation in large part on the views expressed to me by those most impacted by this matter who oppose the inclusion of these buildings as contributing structures, namely members of the Victorian Neighborhood Association and businesses, specifically the Campbell & Sons Funeral Home. Additionally, it should be noted that these

		<p>properties are not part of the period of significance and have not been considered contributing structures prior to this recommendation from HPC.</p> <ul style="list-style-type: none"> • Council should also consider the opportunity these parcels could have for future uses that would benefit the Victorian Neighborhood and the broader community. • I fully respect the work of Historic Preservation staff and the thoughtful recommendation of the Commission regarding this item; however, I believe Council should consider this issue more broadly.
#12/13/20	<p>Zoning Zoning Map Amendment and Special Use Permit for the 0.04-Acre Property Located at 222 West Duffy Street (PIN 20052 16013) from TN-1 (Traditional Neighborhood-1) to TC-1 (Traditional Commercial-1) in Aldermanic District 2 (File No. 23-003454-ZA)</p>	<ul style="list-style-type: none"> • The petitioner is requesting a zoning map amendment to rezone 222 West Duffy Street from TN-1 to TC-1. • This petition is the first part of two zoning requests for the property. The first seeks approval for a zoning map amendment. If the rezoning is approved, the second item for consideration is a Special Use Permit to allow for the accessory alcohol sales by the drink, in association with a restaurant. • If the Special Use Permit is approved, the petitioner will be required to apply for an alcoholic beverage license which will be considered by Mayor and Aldermen at a future Council meeting. <p>I recommend approval of the rezoning from TN-1 to TC-1.</p> <p>I also recommend approval of the Special Use Permit under the following conditions:</p> <ul style="list-style-type: none"> ○ The Special Use Permit shall be nontransferable; and ○ The operational hours shall be from 9:00 a.m. to 8:00 p.m.
#14/15/21/22	<p>Zoning Comprehensive Plan Future Land Use Changing the Category from Residential Suburban Single Family to Traditional Commercial and Zoning Map Amendment to Rezone from RTF (Residential Two-family) to TC-1 (Traditional</p>	<ul style="list-style-type: none"> • The petitioner is requesting a Comprehensive Plan Future Land Use Map (FLUM) amendment to change the category from Residential Suburban Single Family to Traditional Commercial for the property located at 20 W. 60th Street. • The amendment is requested in association with a proposal to develop the subject parcel and several adjoining as a multi-family housing development with ground floor retail use along Bull Street. The subject parcel is proposed to contain a small portion of a three-story apartment building and off-street parking for residents. In total, the development would contain approximately 63 dwellings across 5 buildings, consisting of a mixture of studios, one, two, three and four-bedroom units. • There is also a second request for an amendment to the

	<p>Commercial -1) with Conditions for the 0.18-Acre Property Located at 20 W. 60th Street (PIN 20093 27003). Aldermanic District 5 (File No. 23-003919-ZA)</p>	<p>Zoning Map to the property from RTF (Residential Two-family) to TC-1 (Traditional Commercial -1) with Conditions.</p> <ul style="list-style-type: none"> • On August 15, 2023, the Planning Commission recommended approval of the petition to amend the Comprehensive Plan FLUM amendment for 20 West 60th Street from Residential Suburban Single Family to Traditional Commercial and a zoning map amendment to rezone 20 West 60th Street to TC-1 under the following condition: <ul style="list-style-type: none"> ○ Development shall be contingent upon MPC Staff approval of a General Development Plan consistent with the conceptual site plan submitted with this petition and meeting the requirements of Section 3.8.4. of the Savannah Zoning Ordinance. <p>I recommend approval to change the FLUM amendment to Traditional Commercial.</p> <p>I also recommend approval to rezone the property from RTF to TC-1 under the condition that the development shall be contingent upon MPC Staff approval of a General Development Plan consistent with the conceptual site plan submitted with this petition and meeting the requirements of Section 3.8.4. of the Savannah Zoning Ordinance.</p>
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<p>#16</p>	<p>Zoning Special Use Permit to Establish an Educational Building Used by a College, University, or Seminary for the 0.13-Acre Property at 115 West Bolton Street (PIN 20044 18001). Aldermanic District 2 (File No. 23-003820-ZA)</p>	<ul style="list-style-type: none"> • The petitioner is requesting a Special Use Permit to establish an educational building used by a College, University, or Seminary for 115 West Bolton Street. • The property is within the TN-1 (Traditional Neighborhood-1) zoning district and located on the southwest corner of W. Bolton and Howard streets. • The Petitioner’s intention is to establish an educational building used by a college, university which requires a Special Use Permit within the TN-1 zoning district. • On August 15, 2023, the Planning Commission recommended approval of the petition for a Special Use Permit to establish an educational building used by a college, university, or seminary for 115 West Bolton Street. Following the Planning Commission meeting, the Petitioner has agreed to these additional conditions: <ul style="list-style-type: none"> ○ The Special Use Permit shall be nontransferable ○ The operational hours shall be 7:00 a.m. until 12:00 midnight for the library use, and special lecture events shall end by 10:00 p.m. <p>I recommend approval of this item under these conditions:</p> <ul style="list-style-type: none"> ○ The Special Use Permit shall be nontransferable ○ The operational hours shall be 7:00 a.m. until 12:00 midnight for the library use, and special lecture events shall end by 10:00 p.m.
<p>#17</p>	<p>Zoning Special Use Permit with Conditions to Establish Accessory Alcohol Sales within a Restaurant for the 0.06-Acre Property Located at 3129 Bull Street (20088 03001). Aldermanic District 5 (File No. 23-003790-ZA)</p>	<ul style="list-style-type: none"> • The petitioner is requesting a Special Use Permit to establish accessory alcohol sales within a restaurant at 3129 Bull Street. • The property is located in the TC-1 zoning district which permits a restaurant by right. On premises consumption of alcohol requires a Special Use Permit. • The Planning Commission recommended approval of the Special Use Permit at 3129 Bull Street with conditions. • If the Special Use Permit is approved, the petitioner will be required to apply for an alcoholic beverage license which will be considered by Mayor and Aldermen at a future Council meeting. <p>I recommend approval of this item under the following conditions:</p> <ul style="list-style-type: none"> • The Special Use Permit shall be nontransferable. • Only beer and wine shall be served.

		<ul style="list-style-type: none"> • Operational hours shall be: • Monday through Thursday from 7:00 a.m. until 9:00 p.m. and • Friday through Saturday from 7:00 a.m. until 10:00 p.m.
#18	<p>Petition Honorary Street Designation for "Coach Ronald Booker Way" Located on Hopkins Street between Victory Drive and West 48th Street</p>	<ul style="list-style-type: none"> • Honorary street name designations are intended to recognize individuals who have made significant contributions to the community and is a temporary assignment of the honorarium and shall not interfere with the official name of the street. Honorary Street Designations do not change the official name of the street, as they are only symbolic. • The proposal is as follows: <ul style="list-style-type: none"> ○ Current Name: Hopkins Street ○ Proposed Honorary Name: "Coach Ronald Booker Way" ○ Location: Hopkins Street between West Victory Drive and West 48th Street • This item has met all the requirements of Article E: Naming of Public Property. • Statement of Reason - Community Contribution Coach Ronald Booker was the Head Coach of the Alfred Ely Beach High School "Lady Bulldogs" for 34 years. He has also served as an assistant coach for the boys' basketball team, as well as serving as the Athletic Director. Coach Booker was also a Special Assistant Coach to the women's basketball team at Savannah State University. He is an alumnus of both Beach High School and Savannah State, so he has given back to his alma maters. Additionally, Coach Booker was involved as a volunteer with the John S. Delaware Center and other civic organizations. He was seen as a father figure to many of his 1500+ student-athletes over the course of his career. <p>I recommend approval of this item.</p>
	<p>Purchasing Summary and Local Spend</p>	<p>The total spending proposed to Council is \$9,407,524 of which, a total of \$7,352,524 or 78.16% approval on this Council agenda, are to local vendors.</p>
#23	<p>Purchasing Contract Modification No. 1 for Scrap Tire Disposal with Quality Tire Recycling, Inc.</p>	<ul style="list-style-type: none"> • This is for contract modification no. 1 for scrap tire disposal with Quality Tire Recycling, Inc. in the amount of \$55,000. • This annual contract provides scrap tire disposal services for the following City locations: Dean Forest Road Landfill, Bacon Park Convenience Center, and Fleet Services. • In addition, this contract supports neighborhood

		<p>cleanup events and illegal dumping abatement activities as it relates to tire removal operations. This increase is necessary due to the uptick in volume of tires received from special events and illegal dumping activities.</p> <ul style="list-style-type: none"> • This contract was originally approved by Council on December 19, 2019, in the amount of \$35,000 and renewed in December 2021 in the amount of \$55,000, the total amount of this contract to date, including this modification, is \$110,000. • Sanitation has submitted a Scrap Tire Right-of-Way reimbursement application to the Environmental Protection Division (EPD). If approved, EPD could grant the City up to \$50,000 in reimbursement funds. • This contract expires December 31, 2023, and has one (1) renewal option available. <p>I recommend approval of this item.</p>
#24	<p>Purchasing Contract for Water and Sewer Manhole Adjustment Services with SamJay Services in an Amount Not to Exceed \$125,000</p>	<ul style="list-style-type: none"> • This procurement is for water and sewer manhole adjustment services from SamJay Services in an amount not to exceed \$125,000. • This service will be used to lower and raise water valve manholes, boxes, and sanitary sewer manholes on Victory Drive between Ogeechee Road and Downing Avenue. • This project is necessary to comply with GDOT roadway resurfacing requirements, which requires utility owners to lower manholes/valve boxes prior to pavement milling, then raise manholes/valves boxes and restore surrounding pavement after new asphalt has been placed. • The City is procuring these services by accessing the Chatham County contract for Water System Repairs (contract no. 22-0101-6). <p>I recommend approval of this item.</p>
#25	<p>Purchasing Contract Modification of Water, Sewer, and Stormwater Line Repair from Southern Champion Construction</p>	<ul style="list-style-type: none"> • This is for a contract modification of water, sewer, and stormwater line repair services from Southern Champion Construction in an amount up to \$2,000,000. • The purpose of this increase is to provide funding for the extra work performed and involved labor and material service to support the successful operation of the City's Water Resources Department's infrastructure in compliance with regulatory guidelines. • The City's Water Resources Department operates and maintains over 2,000 miles of water sewer and storm mains, along with major operational structures many of

		<p>which are large industrial-type facilities. This contracted service offers specialized equipment and resources to supplement City staff's efforts in providing service to our customers.</p> <ul style="list-style-type: none"> • The funding for this contract is typically divided between the Water and Sewer Enterprise Fund for water and sewer improvements, which accounts for approximately 75% of the money spent on the contract. The General Fund supports the Storm Water Division's expenditures under this contract for improvements to the drainage system. • These repair services will be used by various Public Works departments for the repair of water, sewer, and stormwater lines, manholes, catch basins, and related structures and will also be used to augment City crews during heavy workloads and emergencies. • This contract was originally approved by Council on November 9, 2021, in the amount of \$4,353,500. The total annual cost of this contract including this modification is an up to amount of \$6,353,500. <p>I recommend approval of this item.</p>
#26	<p>Purchasing Contract for Circulatory Transit Services with Chatham Area Transit</p>	<ul style="list-style-type: none"> • This procurement is for public transportation circulatory services from Chatham Area Transit in an amount not to exceed \$7,227,524. • The transit services will continue to provide free public transportation within the City of Savannah's downtown area to encourage public transportation to ease the congestion of vehicle traffic and parking demand. • The free transit service area includes the Visitor's Center, Carver Village, and Cloverdale Community, as well as the Historic District area in addition to the Dismas Charities. • This transit service maintains frequencies downtown and midtown, and will increase frequencies in Carver Village and Cloverdale. • The hours of operation are 7:00 a.m. through 7:00 p.m. on weekdays, Saturday 10:00 am through 7:00 p.m., and Sunday 10:00 am through 6:00 p.m. • This contract is for services until June 2026 averaging \$2.4 million per year. <p>I recommend approval of this item.</p>

#30	<p>Resolution Ratifying the Mayor's August 29, 2023, Emergency Declaration</p>	<ul style="list-style-type: none"> On August 29, 2023, Mayor Johnson issued an emergency declaration in anticipation of the projected impacts of Hurricane Idalia on Savannah pursuant to Section 3-3003 of the City Code. Section 3-3003 of the City Code requires that any such declaration be confirmed by resolution of the City Council at either a specially called meeting or the Council's next regularly scheduled meeting. <p>I recommend approval of this item.</p>
#31	<p>Resolution Authorize the City Manager to Submit the FY 2023 Continuum of Care (CoC) Application to the U.S. Department of Housing and Urban Development (HUD) and to Enter into a Memorandum of Understanding and Grant Agreement with the Subrecipient, Chatham Savannah Authority for the Homeless, Inc., for Federal Assistance as the Project Sponsor</p>	<ul style="list-style-type: none"> The grant will be used to implement a CoC supportive housing program known as City 54, in the amount of \$800,827, which provides \$40,219 in administrative expenses and \$760,608 for tenant-based rental subsidies and supportive services. The City 54 program provides housing and supportive services persons experiencing homelessness and living with a mental health or substance use disorder, or HIV diagnosis, and those who are dually diagnosed. <p>I recommend approval of this item.</p>
#32	<p>Agreements Agreement for Emergency Shelter Facilities License with St. Joseph's and Candler Hospitals</p>	<ul style="list-style-type: none"> The City of Savannah has negotiated an agreement with St. Joseph/Candler to house City critical workforce personnel during a hurricane. Personnel would deploy around the City based on storm strength and would allow the City to station up to 50 personnel at Candler Hospital and 30 personnel at St. Joseph's Hospital during hurricanes below Category 3 in strength. For Category 3 and above, the number at Candler remains the same, but may be reduced to 15 at St. Joseph's. This agreement was previously executed on May 23rd, 2018. <p>I recommend approval of this item.</p>
#33	<p>Real Estate Authorize the City Manager to Execute</p>	<ul style="list-style-type: none"> The Georgia Department of Transportation (GDOT) acquired rights-of-way when building State Route 17A and the Talmadge Memorial Bridge. In 2006, GDOT

	<p>Quitclaim Deeds to the Georgia Department of Transportation to Resolve Title Issues on Properties Along State Route 17-A</p>	<p>completed roadway construction and conveyed some remainder surplus parcels of land to the City of Savannah (City).</p> <ul style="list-style-type: none"> • Recently, GDOT discovered it inadvertently conveyed portions of land to the City upon which State Route 17-A was built. GDOT is now requesting the City quitclaim back these lands to clear title issues. The lands are referenced as Parcels 8, 24, and part of 34. • This request has been reviewed and approved by Stormwater, Water Sewer Planning and Engineering, Development Services, Park & Tree, and Real Estate Services. • Additionally, authorization for the City Manager to execute all associated deeds and closing documents is being requested. <p>I recommend approval of this item.</p>
<p>#34</p>	<p>Real Estate Authorize the City Manager to Approve Quit Claim Deeds for Sewer Easement to Victory Drive Investors, LLC, and Victory Apartments Owner, LLC</p>	<ul style="list-style-type: none"> • Victory Drive Investors, LLC and Victory Apartments Owners, LLC (Developers) are actively constructing a multi-use apartment/retail development in the Dale Terrace/Olympus/Victory Square neighborhoods off Victory Drive between Daffin Park and the Truman Parkway. • The Developers have requested the City quit claim an existing sewer line easement located on their site that is no longer needed by the City. • This request was reviewed and approved by City Attorney's Office, Water Sewer Planning and Engineering, and Real Estate Services. • Additionally, authorization for the City Manager to execute the Quit Claim Deeds and any associated closing documents is being requested. <p>I recommend approval of this item.</p>
<p>#35</p>	<p>Real Estate Authorize the City Manager to Enter into a Partnership Agreement with the Galvan Foundation and Appropriate Up to \$500,000 for the Acquisition and Renovation of the Kiah House Located at 505 W. 36th Street</p>	<ul style="list-style-type: none"> • The Kiah House was built in 1910 as the home of Dr. Calvin Kiah and his wife Virginia in Savannah's Cuyler Brownville neighborhood. Dr. Kiah was a professor of education at Savannah State University and his wife Virginia was a public-school teacher, and they established and operated a museum at their home for decades. After their deaths, the home fell into disrepair and its future was threatened by probate, title, and funding issues. • The Historic Savannah Foundation (HSF) acquired the property in 2022 in an effort to save and preserve this significant cultural resource. HSF has agreed to sell the property to a partnership comprised of the City of

		<p>Savannah and the Galvan Foundation, who will acquire and renovate the property. Upon completion, the home will once again assume its prominent role as a museum and cultural resource for the community. The City's Cultural Resources Department and Municipal Archives Department will collaborate to provide inspired programs and exhibits at the restored museum. The total project cost is estimated at \$1.2 million. The City would contribute \$500,000 toward the project and that investment would be secured with an interest in the property.</p> <ul style="list-style-type: none"> • The Galvan Foundation is a non-profit corporation based in New York, whose mission is “to advance the common good by supporting strong advocates, vibrant communities, and cultural expressions that foster civic action.” The Galvan Foundation is already engaged with the City of Savannah to address affordable housing issues in the area and has committed \$1 million in low-interest loans funding for homeowner improvements and \$5 million in funding to build new or renovate existing properties. • It is also requested that the City Manager be authorized to negotiate and finalize a partnership agreement with the Galvan Foundation and to sign any associated partnership agreements and closing documents. <p>I recommend approval of this item.</p>
#36/37	<p>Miscellaneous Petitions of John D. Northup III, agent for Capital Development Partners, for a Comprehensive Plan Future Land Use Map (FLUM) Amendment and Zoning Map Amendment for ten parcels along Buckhalter Road. (File Nos. 23-002328-ZA and 23-000304-ZA)</p>	<ul style="list-style-type: none"> • The Petitioner has requested to continue the Future Land Use Map (FLUM) amendment and rezoning of the ten parcels along Buckhalter Road until September 28, 2023. <p>I recommend continuing these items until the October 12, 2023, City Council meeting.</p>

Attachments
None.