



C H A T H A M C O U N T Y - S A V A N N A H

METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

DATE: MAY 15, 2018
TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

Petition to Rezone Property
Keith Lind, Petitioner
KPL Real Estate Services, Owner
Robert McCorkle, Agent
120 East Duffy Street
Aldermanic District: 2 (Durrence)
County Commission District: 2 Holmes
Property Identification Number: 2-0044 -33-004
File No. 18-002327-ZA

MPC ACTION:

Approval of the request to rezone 120 East Duffy Street from the 1-B zoning classification to the 3-R zoning classification.

MPC STAFF RECOMMENDATION:

Approval of the request to rezone 120 East Duffy Street from the 1-B zoning classification to the 3-R zoning classification.

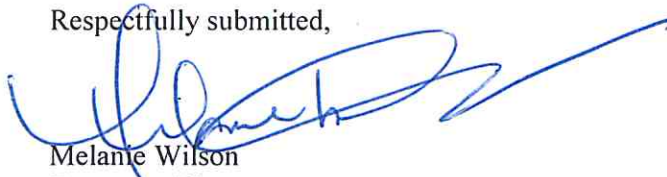
MEMBERS PRESENT: 10 + Chairman

Joseph Ervin, Chairman
Thomas Branch
Travis Coles
Ellis Cook
Karen Jarrett
Lacy Manigault
Tanya Milton
Lee Smith
Linder Suthers
Joseph Welch
Tom Woiwode

PLANNING COMMISSION VOTE: Approve Staff Recommendation (11-0)

APPROVAL Votes: 11	DENIAL Votes: 0	ABSENT
Ervin Branch Coles Cook Jarrett Manigault Milton Smith Suthers Welch Woiwode		Hernandez

Respectfully submitted,



Melanie Wilson
Executive Director

/jh

Enclosure

cc Luciana Spracher, Interim Clerk of Council
Brooks Stillwell, City Attorney
Lester B. Johnson, Assistant City Attorney
Jennifer Herman, Assistant City Attorney
Beth Barnes, Department of Inspections





Chatham County - Savannah Metropolitan Planning Commission

May 15, 2018 Regular MPC Meeting

Title

ZONING MAP AMENDMENT - 120 East Duffy Street - Request to rezone from 1-B to 3-R in the Victorian P-N-C district - 18-002327-ZA

Description

Petitioner: KPL Real Estate Services, LLC, Owner

Address: 120 East Duffy Street

PIN: 2-0044-33-004

.084 Acres

Aldermanic District: 2 (Durrence)

Commission District: 2 (Holmes)

MPC File No. 18-002327-ZA

MPC Project Planner, Marcus Lotson

The petitioner is requesting to rezone property in the Victorian P-N-C district at 120 East Duffy Street from 1-B to 3-R.

Recommendation

Staff recommends **approval** of the request 120 East Duffy Street from 1-B to 3-R

Contact

Financial Impact

Review Comments

Attachments

📎 [Permitted Uses.pdf](#)

📎 [Development Standards.pdf](#)

📎 [Maps.pdf](#)

📎 [Staff Report-18-002327-ZA-MAP.pdf](#)



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M E M O R A N D U M

TO: The Mayor and Aldermen of the City of Savannah

FROM: The Planning Commission

DATE: May 15, 2018

SUBJECT: **Petition to Rezone Property**
Keith Lind, Petitioner
KPL Real Estate Services, Owner
Robert McCorkle, Agent
120 East Duffy Street
Aldermanic District: 2 (Durrence)
County Commission District:2 Holmes
Property Identification Number: 2-0044 -33-004
File No. 18-002327-ZA

Marcus Lotson, MPC Project Planner

REPORT STATUS: Initial Report

Issue:

A request to rezone property at 120 East Duffy Street from the 1-B zoning classification to the 3-R zoning classification.

Background:

The subject property is within the Victorian Planned Neighborhood Conservation District. This district was created in 1981(MPC File Number: 80-5050-S) to recognize the historic development pattern and architecture of the area. The stated purpose of the district is to "... promote the general welfare of the city through the rehabilitation, conservation, revitalization and redevelopment of the area. The retention of the architectural and historic integrity of the area without major population displacement is a basic objective of the Victorian P-N-C District and will in part be carried out through the rehabilitation and conservation of existing buildings and the introduction of visually compatible new construction within the area."

There are six mixed use zoning classifications within the Victorian P-N-C District. Each district permits residential and nonresidential uses with varying degrees of intensity from the standpoint of density and permitted uses. The districts are described below:

1-B district. The 1-B district permits neighborhood convenience uses and mixed residential uses. The 1-B district permits a density range of between 30 and 50 dwelling units per gross acre of land, based on the type of dwelling unit (efficiency unit, one-bedroom unit, two-bedroom unit, etc.).

2-B district. The 2-B district permits community business uses and mixed residential uses. The 2-B district permits a density range of between 30 and 50 dwelling units per gross acre of land, based on the type of dwelling unit (efficiency unit, one-bedroom unit, two-bedroom unit, etc.).

3-B district. The 3-B district permits limited heavy commercial uses and mixed residential uses. Specific commercial uses permitted in these respective "B" districts are listed in the schedule of permitted uses. The 3-B district permits a density range of between 30 and 50 dwelling units per gross acre of land, based on the type of dwelling unit (efficiency unit, one-bedroom unit, two-bedroom unit, etc.).

1-R district. The 1-R district permits a density range of between 25 and 43 dwelling units per gross acre of residential land, based on the type of dwelling unit (efficiency unit, one-bedroom unit, two-bedroom unit, etc.), plus a limited number of nonresidential uses considered appropriate for the district.

2-R district. The 2-R district permits a density range of between 30 and 50 dwelling units per gross acre of residential land, based on the type of dwelling unit (efficiency unit, one-bedroom unit, two-bedroom unit, etc.), plus a limited number of nonresidential uses considered appropriate for the district.

3-R district. The 3-R district permits a density range of between 35 and 60 dwelling units per gross acre of residential land, based on the type of dwelling unit (efficiency unit, one-bedroom unit, two-bedroom unit, etc.), plus various nonresidential uses considered appropriate for the district.

Facts and Findings:

1. **Public Notice:** As required by the City of Savannah Zoning Ordinance, all property owners within 300 feet of the subject property were sent notices of the proposed rezoning on May 1, 2018. Public notice was also posted on the site.
2. **Subject Property:** The subject property at 120 East Duffy Street is zoned 1-B and is an undeveloped lot measuring 35 feet in width and 105 feet in depth which is a typical lot size in the neighborhood. The 1-B designation permits certain neighborhood scale retail and residential density of between 30 and 50 units per gross acre of land. The proposed 3-R district is more restrictive in terms of nonresidential uses permitted and allows residential density of between 35 and 60 units per gross acre of land. The current zoning would permit four dwelling units on the subject property, the proposed zoning would permit five.

controls deemed necessary to maintain the stability and livability of the surrounding neighborhood?

Yes ___ No X

7. *Will the proposed zoning district permit development that is inconsistent with the comprehensive land use plan?*

Yes ___ No X

ALTERNATIVES:

1. Approve the petitioner's request as presented.
2. Deny the petitioner's request.
3. Deny the petitioner's request and approve an alternative classification.

POLICY ANALYSIS:

The Victorian P-N-C district is a homogenous neighborhood where a mix of residential and nonresidential uses coexist. The zoning classifications reflect this by applying a sliding scale of intensity for commercial uses and for residential density. The intent of the district includes promoting the rehabilitation and new construction of compatible structures in the neighborhood. To that end, new construction is required to meet the visual compatibility standards of the ordinance and to be reviewed and approved by staff as well as the Planning Commission. Staff finds that the proposed change from 1-B to 3-R is not likely to negatively impact the district due to the fact that the increased density of one dwelling unit is negligible, and that any structure proposed for the property will be required to meet the compatibility standards of the ordinance.

RECOMMENDATION:

Staff recommends **approval** of the request to rezone 120 East Duffy Street from the 1-B zoning classification to the 3-R zoning classification.