



METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

DATE: DECEMBER 11, 2018
TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

Petition to Rezone Property
Nicholas Finland, Petitioner
Harold Yellin/Josh Yellin, Agents
1408, 1410 Martin Luther King, Jr. Blvd.
Aldermanic District: 2 - Durrence
County Commission District: 2- Holmes
Property Identification Number: 2-0066-04-002; -003
File No. 18-006343-ZA

MPC ACTION:

Approval of the request to rezone the parcels at 1408 and 1410 Martin Luther King, Jr. Blvd. from B-G (General Business) to Mid-City TC-2 (Traditional Commercial).

MPC STAFF RECOMMENDATION:

Approval of the request to rezone the parcels at 1408 and 1410 Martin Luther King, Jr. Blvd. from B-G (General Business) to Mid-City TC-2 (Traditional Commercial).

MEMBERS PRESENT: 8+ Chairman

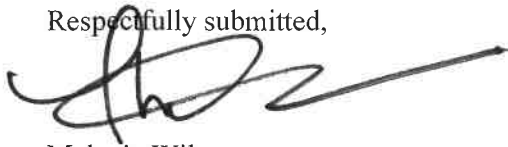
Joseph Ervin, Chairman
Travis Coles
Ellis Cook
Roberto Hernandez
Lacy Manigault
Wayne Noha
Eula Parker

Linder Suthers
Tom Woiwode

PLANNING COMMISSION VOTE: Approve Staff Recommendation (9-0)

APPROVAL Votes: 9	DENIAL Votes: 0	ABSENT
Ervin Cook Coles Hernandez Manigault Noha Parker Suthers Woiwode		Branch Jarrett Milton Smith Welch

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



MOL



Chatham County - Savannah Metropolitan Planning Commission

December 11, 2018 Regular MPC Meeting

Title

ZONING MAP AMENDMENT | 1408-1410 Martin Luther King Jr., Blvd | B-G to TC-2 | 18-006343-ZA

Description

A request to rezone two parcels, 1408 and 1410 Martin Luther King, Jr. Blvd, on the east side of Martin Luther King, Jr. Blvd., north of E. 31st St., from B-G (General Business) to Mid-City TC-2 (Mid-City Traditional Commercial).

Recommendation

Approval of the request to rezone the parcels at 1408 and 1410 Martin Luther King, Jr. Blvd. from B-G (General Business) to Mid-City TC-2 (Traditional Commercial).

Contact

Financial Impact

Review Comments

Attachments

- 📎 [Maps.pdf](#)
- 📎 [Exhibit A - BG and TC-2 Use Tables \[AgendaPlus\].pdf](#)
- 📎 [Exhibit B - Contributing Resources.pdf](#)
- 📎 [Exhibit C - Mid-City District Zoning Map.pdf](#)
- 📎 [Staff Report-18-006343-ZA-MAP.pdf](#)



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

TO: The Mayor and Aldermen of the City of Savannah

FROM: Metropolitan Planning Commission

DATE: December 11th, 2018

SUBJECT: Petition to Rezone Property
Nicholas Finland, Petitioner
Harold Yellin/Josh Yellin, Agents
1408, 1410 Martin Luther King, Jr. Blvd.
Aldermanic District: 2 - Durrence
County Commission District: 2- Holmes
Property Identification Number: 2-0066-04-002; -003
File No. 18-006343-ZA

Issue:

A request to rezone two parcels on the east side of Martin Luther King, Jr. Blvd., north of E. 31st St., from B-G (General Business) to Mid-City TC-2 (Mid-City Traditional Commercial).

Background:

The subject property, featuring two parcels, is approximately 16,698 sq. ft. (0.38 acres) in area and is located at the northeast corner of Martin Luther King, Jr. Blvd and E. 31st St. The smaller parcel (2,925 sq. ft.) is currently improved with a one-story commercial building while the larger parcel (13,773 sq. ft.) is improved with a one-story commercial/automotive-use building.

The site is not currently within a local historic district but is directly adjacent to the Victorian District to the north and the Cuyler Brownville District across MLK, Jr. Blvd. to the west. Note that the two parcels comprising the subject site are proposed to be brought into the Mid-City district with a TC-2 zoning designation as part of the city's Mid-City expansion effort (refer to **Exhibit C**); while this would effectively approve the TC-2 district for the subject site, the petitioner requests to keep this application as a separate agenda item in the instance that action on the Mid-City expansion is delayed.

Note that the subject site is located within the MLK/Montgomery Street Urban Redevelopment Area; Mid-City properties within this area are afforded extra flexibility in terms of residential density and building height.

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. Public notice was also posted in various locations around the site.
2. **Existing Zoning and Development Pattern:** The land uses and zoning districts surrounding the subject site include:

Location	Land Use	Zoning
North	Vacant/Parking	3-B (Victorian)
South	Automotive Use	B-G
East	Market	B-C
West	Retail	B-G

3. **Existing B-G Zoning District:**
 - a. **Intent of the B-G District:** The intent and purpose of the B-G district is to create and protect areas in which heavy commercial and certain industrial-like activities are permitted.
 - b. **Allowed Uses:** The B-G District permits heavy commercial and some light industrial uses as well as residential and social service uses. **Exhibit A**, attached, contains the complete list of uses permitted within the B-G district.
 - c. **Development Standards:** **Table 1**, at the end of this report, identifies the development standards for the B-G district.
4. **Proposed TC-2 Zoning District:**

The TC-2 district is located within the Mid-City District. Mid-City is a local historic district approved by City Council in 2005. Local historic districts are intended to protect buildings identified as historic or contributing, deter demolition of such buildings, and ensure that new construction and rehabilitation are compatible with the architectural character of the district.

As previously noted, the subject site is proposed to be incorporated into the Mid-City district as part of the city's Mid-City expansion initiative. Per the expanded Contributing Resources map (**Exhibit B**), the existing buildings on the subject site are classified as non-contributing buildings.

- a. **Intent of the proposed TC-2 District:** The intent and purpose of the TC-2 district is to, *“ensure the vibrancy of historic mixed-use neighborhoods with traditional development patterns characteristic of Savannah from 1890 to 1930 during the streetcar and early automobile era. The district provides for arterial commercial corridors that traverse historic neighborhoods and serve through traffic and local markets.”*
 - b. **Permitted Uses:** Uses permitted within the TC-2 district are provided in Exhibit A. The TC-2 district allows a variety of uses, including residential, service, office, retail and some limited manufacturing. Any alcohol sales use requires Zoning Board of Appeals approval.
 - c. **Development Standards:** The development standards for the TC-2 district are shown in **Table 2** at the end of this report. In January of 2018, the density and height standards were amended for properties zoned TC-2 located within the MLK/Montgomery Urban Redevelopment Area. The number of residential units allowed to be constructed no longer has a cap, but the unit size must be at least 450 sq. ft. Further, building height is permitted up to 55 ft., 10 ft. more than that permitted elsewhere in the TC-2 district.
5. **Land Use Element:** The Chatham County-Savannah Comprehensive Plan Future Land Use Map designates the subject property as Traditional Commercial. As provided in the Comprehensive Plan, the purpose of the Traditional Commercial designation is for, *“business areas in close-proximity to downtown or in outlying historically-settled areas having development patterns characteristic of the Planned Town, Streetcar, and Early Automotive eras. This category includes residential uses that are compatible with the character of adjacent neighborhoods.”*
 6. **Public Services and Facilities:** The property is served by the City of Savannah police and fire departments and has City water and sanitary sewer.
 7. **Transportation Network:** The subject site abuts Martin Luther King Jr. Blvd. to the west and W. 31st St. to the south. Martin Luther King, Jr. Blvd. is a 4-lane north/south arterial while W. 31st St. is a local street.

SUMMARY OF FINDINGS

1. *Will the proposed zoning district permit uses that would create traffic volumes, noise level, odor, airborne particulate matter, visual blight, reduce light or increased density of development that would adversely impact the livability or quality of life in the surrounding neighborhood?*

Yes ___ No X

2. *Will the proposed zoning district permit uses that would adversely impact adjacent and nearby properties by rendering such properties less desirable and therefore less marketable for the type of development permitted under the current zoning?*

Yes ___ No X

3. *Will the proposed zoning district permit uses that would generate a type or mix of vehicular traffic on a street or highway that is incompatible with the type of land use development along such street or highway?*

Yes ___ No X

4. *Will the proposed zoning district permit uses that would generate greater traffic volumes at vehicular access points and cross streets than is generated by uses permitted under the current zoning district to the detriment of maintaining acceptable or current volume capacity (V/C) ratio for the streets that provide vehicular access to the proposed zoning district and adjacent and nearby properties?*

Yes ___ No X

5. *Will the proposed zoning district permit uses or scale of development that would require a greater level of public services such as drainage facilities, utilities, or safety services above that required for uses permitted under the current zoning district such that the provision of these services will create financial burden to the public?*

Yes ___ No X

6. *Will the proposed zoning district permit uses or scale of development that would adversely impact the improvement or development of adjacent and nearby properties in accordance with existing zoning regulations and development 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:

A rezoning to the TC-2 district is an opportunity to bring the subject parcels into the Mid-City local historic district and to have uses and development standards that are more compatible with the surrounding area than the existing B-G district. The TC-2 district allows for more residential units in a corridor where residences have been lost over the decades and can offer additional neighborhood and community-oriented uses to residents. In comparison, the existing BG district permits far-more intense heavy commercial uses that could be incompatible with adjacent residential areas. Further, the two parcels comprising the subject site are proposed to be brought into the Mid-City district with a TC-2 zoning designation as part of the city's Mid-City expansion effort.

RECOMMENDATION: The MPC hereby recommends **approval** of the request to rezone the parcels at 1408 and 1410 Martin Luther King, Jr. Blvd. from B-G (General Business) to Mid-City TC-2 (Traditional Commercial).