



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: OCTOBER 9, 2018

TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH

FROM: METROPOLITAN PLANNING COMMISSION

SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

Petition to Rezone Property

1602 Bull, LLC

Josh Yellin, Agent

1602 Bull St. (SE corner of Bull St. and E. 32nd St.)

Aldermanic District: 2 (Durrence)

County Commission District: 2 (Homes)

PIN: 2-0053-30-015

MPC File: 18-005131-ZA

MPC ACTION:

Approval of the request to rezone one parcel at 1602 Bull St. from the TN-2 to the TC-1 district.

MPC STAFF RECOMMENDATION:

Approval of the request to rezone one parcel at 1602 Bull St. from the TN-2 to the TC-1 district.

MEMBERS PRESENT: 11 + Chairman

Joseph Ervin, Chairman
Thomas Branch
Travis Coles
Ellis Cook
Roberto Hernandez
Karen Jarrett
Lacy Manigault
Tanya Milton
Eula Parker

Lee Smith
Linder Suthers
Tom Woiwode

PLANNING COMMISSION VOTE: Approve Staff Recommendation (12-0)

APPROVAL Votes: 12	DENIAL Votes: 0	ABSENT
Ervin Branch Cook Coles Hernandez Jarrett Manigault Milton Parker Smith Suthers Woiwode		Noha 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





Chatham County - Savannah Metropolitan Planning Commission

October 9, 2018 Regular MPC Meeting

Title

ZONING MAP AMENDMENT | Josh Yellin as agent for 1602 Bull, LLC | Rezone from TN-2 (Mid-City) to TC-1 (Mid-City) | 1602 Bull St. | 18-005131-ZA

Description

The petitioner, **Josh Yellin as agent for 1602 Bull, LLC**, requests to rezone property at 1602 Bull St. from TN-2 (Traditional Neighborhood - Mid-City) to TC-1 (Traditional Commercial - Mid City).

Recommendation

Staff recommends **approval** of the request to rezone one parcel at 1602 Bull St. from the TN-2 to the TC-1 district.

Contact

Financial Impact

Review Comments

Attachments

- 🔗 [Maps 5131.pdf](#)
- 🔗 [Pictometry and Streetview 5131.pdf](#)
- 🔗 [Table 1 - TN-2 and TC-1 Use Table Comparison.pdf](#)
- 🔗 [Table 2 - TN-2 Dimensional Standards.pdf](#)
- 🔗 [Table 3 - TC-1 Dimensional Standards.pdf](#)
- 🔗 [Future Land Use Map - Bull Street Corridor.pdf](#)
- 🔗 [Staff Report-18-005131-ZA-MAP.pdf](#)



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METROPOLITAN PLANNING COMMISSION

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M E M O R A N D U M

TO: The Mayor and Aldermen, City of Savannah

FROM: The Planning Commission

DATE: October 9th, 2018

SUBJECT: Petition to Rezone Property
1602 Bull, LLC
Josh Yellin, Agent
1602 Bull St. (SE corner of Bull St. and E. 32nd St.)
Aldermanic District: 2 (Durrence)
County Commission District: 2 (Homes)
PIN: 2-0053-30-015
MPC File: 18-005131-ZA

Issue:

A request to rezone one parcel located at the southeast corner of Bull Street and East 32nd St. from TN-2 (Traditional Neighborhood, Mid-City) to TC-1 (Traditional Commercial, Mid-City).

Properties Included in the Petition

The subject property, 1602 Bull St., consists of one 3,645 sq. ft. parcel located within the Mid-City local historic district. The parcel is partially improved with a paved parking area and a small one-story structure. The most recent use of the site consisted of a car detailing/car wash business.

The subject site is located immediately north of a one-story retail building containing a restaurant, barber shop, and a clothing store

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 signs were also posted on-site.

2. **Existing Zoning and Development Pattern:** The land uses and zoning districts surrounding the subject site include:

<u>Location</u>	<u>Land Use</u>	<u>Zoning</u>
North	Neighborhood Retail	TC-1
South	Neighborhood Retail/Restaurant	TC-1
East	Two-Family Residential	TN-2
West	Neighborhood Retail	TC-1

With the exception of the duplex to the east, the subject site is surrounded by TC-1 zoning and commercial uses

3. **Existing TN-2 (Traditional Neighborhood-Mid-City) Zoning District:**

- a. **Intent of the TN-2 District:** The intent of the TN-2, Mid-City district is to, *"ensure the vibrancy of historic residential neighborhoods with traditional development patterns characteristic of Savannah from 1890 to 1930 during the streetcar and early automobile era."* Permitted non-residential uses are limited to those that are deemed compatible with the residential character of neighborhoods.
- b. **Permitted Uses:** The permitted uses for the TN-2 zoning districts are attached in **Table 1**. Permitted residential uses include single-family detached, multi-family, and upper-story residential. Permitted non-residential uses include, but are not limited to, artist studios, restaurants without alcohol sales, restaurants with alcohol sales (special land use), neighborhood retail, and package alcohol sales (special land use).
- c. **Development Standards:** The development standards for the TN-2 zoning district are attached in **Table 2**.

4. **Proposed TC-1 (Traditional Commercial - Mid-City) Zoning District:**

- a. **Intent of the TC-1 District:** The intent and purpose of the TC-1 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 commercial areas that are developed at a mass and scale harmonious with nearby residential neighborhoods."*
- b. **Permitted Uses:** The permitted uses for the TC-1 zoning districts are

attached in **Table 1**. Compared to the existing TN-2 district, the TC-1 district permits a greater variety of non-residential uses. Permitted uses include, but are not limited to, single and multi-family residential, general and medical offices, general retail and service uses, indoor recreation, restaurants, restaurants with alcohol sales (special land use), microbreweries (special land use), and bars and nightclubs (special land use).

- c. **Development Standards:** The development standards for the TC-1 district are shown in **Table 3**. Whereas the existing TN-2 district sets a 60% maximum building coverage, the TC-1 district does not contain a maximum lot coverage standard. The subject parcel meets the minimum dimensional standards for the TC-1 district.

- 5. **Land Use Element:** The Chatham County-Savannah Comprehensive Plan Future Land Use Map designates the subject property as Traditional-Neighborhood. As provided in the Comprehensive Plan, the Traditional-Neighborhood classification is defined as, *“residential areas in close-proximity to downtown or in outlying historically-settled areas having development patterns characteristic of the Planned Town, Streetcar, and Early Automobile eras. This category includes non-residential uses that are compatible with the residential character of neighborhoods.”* The TN zoning districts are most compatible with the Traditional-Neighborhood FLUM designation.

Although the subject site is planned for Traditional Neighborhood, a large majority of the Bull Street Corridor between Park Ave. and Victory is planned for Traditional Commercial (see the Bull Street Future Land Use Map, attached). The proposed TC-1 district is compatible with the general future land use vision for the Bull Street corridor within the Mid-City District.

- 6. **Public Services and Facilities:** The property is served by the City of Savannah Police Department and Fire Department and has City water and sanitary sewer services.
- 7. **Transportation Network:** The property abuts Bull St. (minor arterial) to the west and 32nd St. (local) to the north

Chatham Area Transit (CAT) has two bus routes on Abercorn St. two blocks east of the subject site (14, Abercorn Local and 11, Candler) and one route on Barnard St. two blocks west of the subject site (4, Barnard).

SUMMARY OF FINDINGS

Section 8-3183: Standards and Criteria for making Zoning Map Amendments

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.
2. Deny the petitioner's request.
3. Deny the petitioner's request and approve an alternative.

POLICY ANALYSIS:

As depicted on the Future Land Use Map (attached), a majority of the properties along Bull Street within the Mid-City District are planned for Traditional Commercial; as such, many of these properties retain the TC-1 zoning designation. With regard to the property at 1602 Bull St., the proposed TC-1 district is compatible with adjacent properties and uses and is consistent with Bull Street's functionality as a mixed-use corridor. The proposed rezoning meets the criteria for making zoning map amendments as contained in Section 8-3183. The Metropolitan Planning Commission recommends approval of the rezoning from TN-2 to TC-1.

RECOMMENDATION:

The Metropolitan Planning Commission recommends **approval** of the request to rezone one parcel at 1602 Bull Street from the TN-2 (Traditional Neighborhood, Mid-City) to the TC-1 (Traditional Commercial, Mid-City) district.