



METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

DATE: JANUARY 29, 2019
TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

Map Amendment to the City of Savannah Zoning Ordinance
Zoning Map Amendment- Daffin Park-Parkside Conservation District
File No. 18-006939-ZA
Petitioner: Parkside Neighborhood Association/MPC Staff

MPC ACTION:

Approval of the Daffin Park-Parkside Conservation Overlay District.

MPC STAFF RECOMMENDATION:

Approval of the Daffin Park-Parkside Conservation Overlay District.

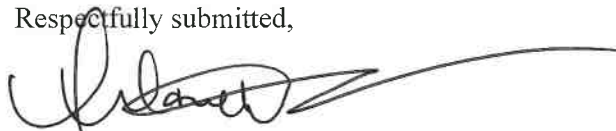
MEMBERS PRESENT: 11 + Chairman

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

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

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

Respectfully submitted,



Melanie Wilson
Executive Director

/jh

Enclosure

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

5/14



Chatham County - Savannah Metropolitan Planning Commission

January 29, 2019 Regular MPC Meeting

Title

MAP AMENDMENT | Petition of MPC Staff/Parkside Neighborhood Association | 18-006939-ZA | Create Conservation Overlay District

Description

The Parkside Neighborhood Association has filed a petition to designate the area from Victory Drive to Fifty-First Lane and Waters Avenue to Bee Road as a Conservation District.

Recommendation

The MPC staff recommends **approval** of the Daffin Park-Parkside Conservation Overlay District.

Contact

Financial Impact

Review Comments

Attachments

- 📎 [Application 6619.pdf](#)
- 📎 [Proposed boundaries.pdf](#)
- 📎 [Combined Maps.pdf](#)
- 📎 [Letters of Support 1-25-19.pdf](#)
- 📎 [Staff Report2.pdf](#)
- 📎 [Public Comment 1-29-19.pdf](#)



METROPOLITAN PLANNING COMMISSION

“Planning the Future - Respecting the Past”

M E M O R A N D U M

TO: Mayor and Aldermen

FROM: The Planning Commission

DATE: January 29, 2019

**SUBJECT: Map Amendment to the City of Savannah Zoning Ordinance
Zoning Map Amendment- Daffin Park-Parkside Conservation District
File No. 18-006939-ZA
Petitioner: Parkside Neighborhood Association/MPC Staff
Ellen I. Harris, Project Planner**

ISSUE:

The Parkside Neighborhood Association has filed a petition to designate the area from Victory Drive to Fifty-First Lane and Waters Avenue to Bee Road as a Conservation District.

BACKGROUND

The Daffin Park-Parkside neighborhood is an established, historic neighborhood with distinctive architecture and landscape design. The neighborhood association is seeking to have some protection from unnecessary demolitions of historic buildings by establishing the Conservation District. This would require that all demolitions of historic buildings are reviewed by the Planning Commission at a public hearing and public notice would be provided.

Daffin Park was designed in 1907 by landscape architect John Nolen, a student of Frederick Law Olmsted. The park was designed as a form Beaux-Arts-style park with two circular nodes joined to the four corners by tree-lined diagonal roads. A municipal stadium was constructed in 1927 and replaced by Grayson Stadium in 1941 disrupted the overall symmetry, significant elements of the design remain.

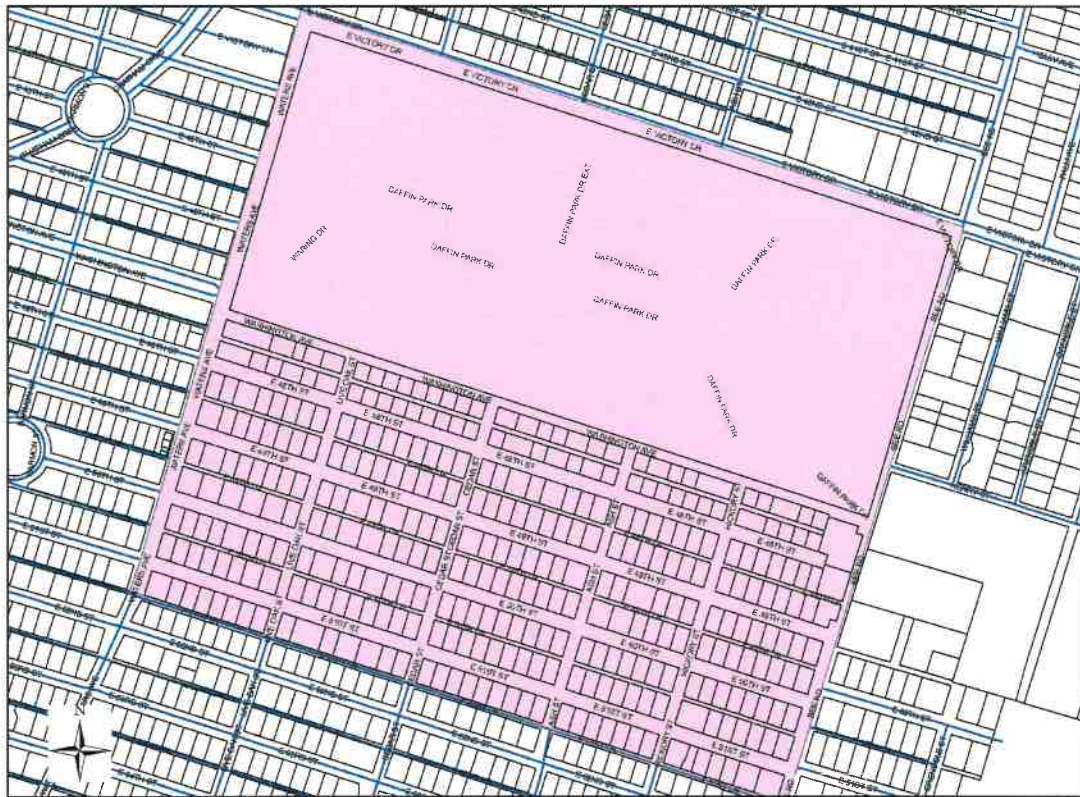
Following the completion of the park, the Parkside Land Company began laying out streets and lots to the south in 1914 to continue the city's grid-iron plan. Homes are predominantly one and two-story brick and frame dwellings built between 1914 and 1947 and feature a variety of architectural styles including Craftsman, Colonial Revival, Cape Cod, and English Vernacular Revival.

FINDINGS:

1. **Public Notice:** A courtesy notification was mailed to property owners within the boundaries

of the proposed overlays.

2. **Existing Development Pattern:** The area within the Conservation Overlay District is generally characterized as predominantly single family with some multifamily residential uses interspersed with neighborhood scale retail. Civic uses include a park and church.
3. **Overlay Boundaries:** The overlay applies to a defined geographic area delineated in the associated map. The Daffin Park-Parkside Overlay District (CD-1) boundaries are Victory Drive to the north, 51st to the south, Waters Avenue Street to the west, and Bee Road to the east. In the initial petition, the neighborhood requested the boundaries also extend to the east along 51st Lane several parcels. This follows the neighborhood association boundaries but not the National Register boundaries. In subsequent discussions with Staff, the petitioner agreed to revise the boundaries to match the National Register boundaries.



Map 1: Daffin Park-Parkside Conservation District (CD-3)

4. **Transportation Network:** Victory Drive, Waters Avenue, Washington Avenue and Bee Road are the primary vehicular travel ways in the area.
5. **Public Services and Facilities:** The properties identified on the corresponding map are served by the Savannah Police Department, City fire protection and by City water and sewer.
6. **Land Use Element:** The adopted Tri-Centennial Comprehensive Plan Future Land Use Map will not be amended as a result of the proposed overlay. Both the base zoning districts and

existing land use categories will remain unchanged for properties within the overlay.

7. **Zoning:** Although the base zoning district will not be changed for any property in the overlay, the corresponding text amendment, which establishes the overlay, states that in the event of any conflict between the base district and the overlay the more restrictive standards shall apply.

SUMMARY OF FINDINGS

1. *Will the proposed zoning district / overlay 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 / overlay 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 / overlay 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 / overlay 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 / overlay 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 / overlay 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. Approve an alternative amendment.

POLICY ANALYSIS:

Daffin Park-Parkside neighborhood is an established, intact historic neighborhood with a high level of both historical significance and integrity. The proposed Conservation Overlay District will ensure that unnecessary demolitions are avoided and that a public hearing is provided.

RECOMMENDATION:

The Planning Commission recommends **approval** of the Daffin Park-Parkside Conservation Overlay District.