



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:

Text Amendment to the City of Savannah Zoning Ordinance

Re: Amend Article Q. Conservation Overlay District

File No. 18-006619-ZA

Petitioner: Parkside Neighborhood Association

MPC ACTION:

Approval of the zoning text amendment to Article Q: Conservation Overlay District to add Daffin-Park Parkside with the condition that the boundaries are consistent with the National Register boundaries.

MPC STAFF RECOMMENDATION:

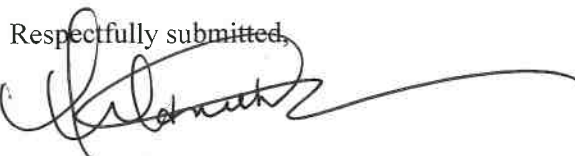
Approval of the zoning text amendment to Article Q: Conservation Overlay District to add Daffin-Park Parkside with the condition that the boundaries are consistent with the National Register boundaries.

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

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



Chatham County - Savannah Metropolitan Planning Commission

January 29, 2019 Regular MPC Meeting

Title

TEXT AMENDMENT | Petition of Parkside Neighborhood Association | 18-006619-ZA | Create Conservation Overlay District

Description

The Parkside Neighborhood Association has filed a petition to amend the zoning ordinance to create an overlay district for the area known as Daffin Park and Parkside. The Conservation Overlay District (Article Q) was established earlier this year at the request of the Ardsley Park-Chatham Crescent Neighborhood Association in order to require that proposed demolitions of historic buildings within designated areas be reviewed by the Metropolitan Planning Commission prior to the issuance of a building permit. The Parkside Neighborhood Association has filed a petition to amend the zoning ordinance to create an overlay district for the area known as Daffin Park and Parkside. The Conservation Overlay District (Article Q) was established earlier this year at the request of the Ardsley Park-Chatham Crescent Neighborhood Association in order to require that proposed demolitions of historic buildings within designated areas be reviewed by the Metropolitan Planning Commission prior to the issuance of a building permit.

Recommendation

The MPC staff recommends approval of the zoning text amendment to Article Q: Conservation Overlay District to add Daffin-Park Parkside with the condition that the boundaries are consistent with the National Register boundaries.

Contact

Financial Impact

Review Comments

Attachments

- 📎 [Application 6619.pdf](#)
- 📎 [Neighborhood Association Actions.pdf](#)
- 📎 [Proposed Ordinance_18-006619-ZA.pdf](#)
- 📎 [Combined Maps.pdf](#)
- 📎 [Proposed boundaries.pdf](#)
- 📎 [Staff Report-18-006619-ZA2.pdf](#)
- 📎 [Letters of Support 1-25-19.pdf](#)
- 📎 [Public Comment 1-29-19.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

TO: Mayor and Aldermen

FROM: The Planning Commission

DATE: January 29, 2019

**SUBJECT: Text Amendment to the City of Savannah Zoning Ordinance
Re: Amend Article Q. Conservation Overlay District
File No. 18-006619-ZA
Petitioner: Parkside Neighborhood Association
Ellen I. Harris, Project Planner**

ISSUE:

The Parkside Neighborhood Association has filed a petition to amend the zoning ordinance to create an overlay district for the area known as Daffin Park and Parkside. The Conservation Overlay District (Article Q) was established earlier this year at the request of the Ardsley Park-Chatham Crescent Neighborhood Association in order to require that proposed demolitions of historic buildings within designated areas be reviewed by the Metropolitan Planning Commission prior to the issuance of a building permit.

BACKGROUND:

The proposed overlay district includes two distinct elements: the Beaux-Arts-inspired Daffin Park to the north and Parkside, a residential subdivision with mostly twentieth century single family dwellings.

Daffin Park was named for Philip Daffin, the first Chairman of the Savannah Park and Tree Commission and 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.

The area was listed on the National Register of Historic Places in 1999 as the Daffin Park-Parkside Place Historic District. It is significant on a local level for community planning and development,

architecture, landscape architecture. The boundaries are from Victory Drive to Fifty-First Lane and from Waters Avenue to Bee Road.

FINDINGS:

1. Listing on the National Register of Historic Places provides no protection of historic resources, provided that federal funds and/or permits are not involved. Property owners are able to alter and even demolish historic buildings without restriction.
2. The Conservation Overlay District is intended to protect older and established neighborhoods from unnecessary demolitions of historic resources without the creation of a full local historic district, similar to the Savannah Historic District, Victorian District, etc. The Conservation Overlay District is limited to the evaluation of demolitions only.
3. Article Q was written in such a way that other neighborhoods could apply for Conservation Overlay protection in the future.
4. Boundaries: The proposed boundaries are consistent with the Daffin Park Neighborhood Association boundaries and extend from Victory Drive to Fifty-First Lane and from Waters Avenue to Bee Road. The proposed boundaries also extend just to the east of Fifty-First Lane several parcels.
5. Public Notice: Mailed notice was sent to all property owners within the proposed district.
6. Review Process: All demolitions would be reviewed by the City Historic Preservation Officer prior to the issuance of a building permit. Any demolition of a contributing building, or a building eligible for contributing status, would be referred to the Planning Commission for review.
7. Contributing vs non contributing: A building must meet one or more of the following criteria to be considered a contributing building:
 - a. The building is identified as contributing on the National Register Historic District or Property map;
 - b. The building is at least 50 years old; possesses integrity of location, design, setting, materials, workmanship, feeling, and association; and:
 - i. Is associated with events that have made a significant contribution to the broad patterns of our history; or
 - ii. Is associated with the lives of significant persons in our past; or
 - iii. Embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
 - iv. Has yielded or may be likely to yield, information important in history or prehistory;

- c. The building has achieved significance within the past 50 years if it is of ‘exceptional importance’ as defined by the National Park Service.
8. The Planning Commission can only approve the demolition of a contributing building in two situations:
- a. The demolition is required to alleviate a threat to public health or public safety; or
 - b. The demolition is required to avoid exceptional practical difficulty or undue hardship upon any owner of any specific property. If the difficulty or hardship claimed is economic, the applicant shall be required to submit sufficient evidence to demonstrate that the application of the standards and regulations of this section deprives the applicant of a positive economic use or return on the subject property.
- However, the Planning Commission may also determine that a building is non-contributing.
9. Public Notice: The proposed ordinance requires that the building proposed to be demolished is posted 15 days in advance of the public hearing.

Policy Analysis:

Adding the Conservation Overlay District to Daffin Park and the Parkside Neighborhood will protect the historic neighborhood against unnecessary demolitions, and provide for public notice and a public hearing in such situations.

Recommendation:

The Planning Commission recommends approval of the zoning text amendment to Article Q: Conservation Overlay District to add Daffin-Park Parkside with the condition that the boundaries are consistent with the National Register boundaries.