



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"

MEMORANDUM

DATE: AUGUST 7, 2018
TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

Petition to Rezone Property
Frank Streiff, Petitioner
Aaron Brent Burroughs, Owner
3137 Martha Street
Aldermanic District: 3 – J. Hall
County Commission District: 3 – B. Lockett
Property Identification Number: 2-0100-06-019, 20, 21, 22, 23, 24 & 25
File No. 18-003800-ZA

MPC ACTION:

Denial of the proposed rezoning from R-6 (One-Family Residential) to B-G (General Business) for the property at 3137 Martha Street.

MPC STAFF RECOMMENDATION:

Denial of the proposed rezoning from R-6 (One-Family Residential) to B-G (General Business) for the property at 3137 Martha Street.

MEMBERS PRESENT: 7+ Chairman

Joseph Ervin, Chairman
Thomas Branch
Travis Coles
Ellis Cook
Karen Jarrett
Lacy Manigault

Lee Smith
Tom Woiwode

PLANNING COMMISSION VOTE: Approve Staff Recommendation (5-3)

APPROVAL Votes: 5	DENIAL Votes: 3	ABSENT
Ervin Cook Jarrett Manigault Smith	Branch Coles Woiwode	Hernandez Milton Suthers 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

August 7, 2018 Regular MPC Meeting

Title

REZONING MAP AMENDMENT | 3137 Martha Street | Rezone from R-6 (Single Family Residential) to B-G (General Business) File no. 18-003800-ZA

Description

Petitioner: Frank Streiff

Aaron Brent, Owner

3137 Martha Street

PIN: 2-0100-06-019, 20, 21, 22, 23, 24 & 25

1.3 Acres

Aldermanic District: 3

County Commission District: 3

MPC File No. 18-003800-ZA

MPC Project Planner, Marcus Lotson

The petitioner is requesting the rezoning of 3137 Martha Street from R-6 (Single family residential) to B-G (General Business)

Recommendation

Based on information provided to date, staff recommends **denial** of the request to rezone 3137 Martha Street from R-6 to B-G.

Contact

Financial Impact

Review Comments

Attachments

- 📎 [Maps.pdf](#)
- 📎 [BG List of Uses.pdf](#)
- 📎 [R-6 District Permitted Uses.pdf](#)
- 📎 [North view.pdf](#)
- 📎 [Hazel Street View.pdf](#)
- 📎 [Staff Report-18-003800-ZA-MAP.pdf](#)



C H A T H A M C O U N T Y - S A V A N N A H
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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: **August 7th, 2018**

SUBJECT: **Petition to Rezone Property**
 Frank Streiff, Petitioner
 Aaron Brent Burroughs, Owner
 3137 Martha Street
 Aldermanic District: 3 – J. Hall
 County Commission District: 3 – B. Lockett
 Property Identification Number: 2-0100-06-019, 20, 21, 22, 23, 24 & 25
 File No. 18-003800-ZA

Marcus Lotson, Development Services Director

REPORT STATUS: Initial Report

Issue:

A request to rezone seven parcels comprising 1.3 acres located at 3137 Martha Street from the R-6 (One-Family Residential) district to the B-G (General - Business) district. If rezoned to B-G, all uses and development standards would be applied to the combined 1.3 acre parcel.

Background:

The subject property is located on the west side of Martha Street between Sunset Boulevard and Jurgenson Street in the Sunset Park neighborhood. The surrounding neighborhood was developed in the mid 1970's and early 1980's and is primarily a suburban style single family residential community.

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 and signs were posted on the site.
2. **Site:** The subject site is heavily wooded, vacant and undeveloped. The site abuts single family residential uses on the north and south sides and single family

residential uses across the street east of the site. West of the site, both residential and nonresidential uses have been developed.

3. **Existing Zoning and Development Pattern:** The subject site has frontage on both Martha and Hazel Streets. An unopened right of way is along the northern boundary. The immediate vicinity of the subject property is primarily developed with single family residences.

<u>Location</u>	<u>Land Use</u>	<u>Zoning</u>
North	Single Family Residential	R-6 Single Family
South	Single Family Residential	R-6 Single Family
East	Single-Family Residential	R-6 Single Family
West	Contractors' Warehouse	B-G General Business

4. **Existing R-6 (Single Family Residential) Zoning District:**

- a. **Intent of the R-6 District:** The intent and purpose of the R-6 (One-Family Residential) district is to maintain single-family dwellings at a density of not more than six single-family dwellings per net acre to protect properties from depreciating effects of more densely-developed residential uses.
- b. **Development Standards:** The development standards for the R-6 district are contained in the table at the end of this report.
- c. **Allowed Uses:** The permitted uses for the R-6 district is contained in the attached table.

5. **Existing B-G (General Business) 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. **Permitted Uses:** The permitted uses for the B-G zoning districts are contained in the attached table.
- c. **Development Standards:** The development standards for the B-G zoning district are contained in the table at the end of this report.

6. **Land Use Element:** The Chatham County-Savannah Comprehensive Plan Future Land Use Map (FLUM) designates the subject property as Residential Suburban

Single Family. This designation is defined as “areas identified for single family detached residential dwellings at gross area densities of five units per acre or less.” As the B-G zoning classification encourages industrial and heavy commercial uses, it is incompatible with the Future Land Use Map designation.

7. **Public Services and Facilities:** The property is served by the City of Savannah Police Department, City of Savannah fire protection and by City of Savannah water and sanitary sewer.
8. **Transportation Network:** Martha Street is a non-classified residential street and is traveled in a north south direction between Country Drive and Shell Road. The only uses that are accessed via Martha Street are single family residential uses. Hazel Street, which abuts the subject site on the west, is a residential street as well and terminates at the subject property.

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 X No

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 X No

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 X No

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 X No

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 X No ___

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

Yes X No _____

ALTERNATIVES:

1. Approve the staff recommendation
2. Deny the petitioner's request
3. Deny the petitioner's request and recommend an alternative classification.

POLICY ANALYSIS:

The subject property abuts residential uses on all sides. The area around the petitioners site is an established suburban style single family residential neighborhood. Although a small amount of incompatible uses exists in the area, the proposed zoning, if adopted, would represent a significant change in character to this part of the city. This is due to the intense commercial and industrial uses that are permitted in the General Business zoning classification being sought by the applicant.

RECOMMENDATION: Denial of the proposed rezoning from R-6 (One-Family Residential) to B-G (General Business) for the property at 3137 Martha Street.