



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: JANUARY 8, 2019
TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

Petition to Rezone Property
Teresa Coleman, Petitioner
Barry L. Coleman, Owner
3811 and 3813 Bull Street
Aldermanic District: 5, Dr. Estella Shabazz County Commission District: 5,
Tabitha Odell Property Identification Number: 2-0093-10-016
File No. 18-006285-ZA

MPC ACTION:

Approval of the request to rezone the subject property from the B-G-1 district to the R-I-P district.

MPC STAFF RECOMMENDATION:

Approval of the request to rezone the subject property from the B-G-1 district to the R-I-P district.

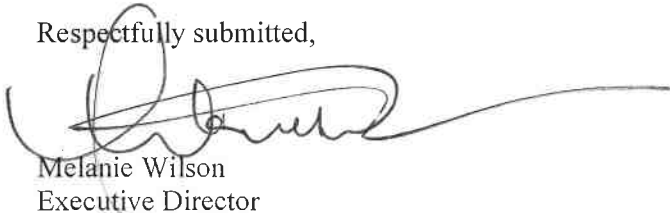
MEMBERS PRESENT: 10 + Chairman

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

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

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





Chatham County - Savannah Metropolitan Planning Commission

January 8, 2019 Regular MPC Meeting

Title

REZONING MAP AMENDMENT | 3811 and 3813 Bull Street | B-G (General Business) to R-I-P (Residential-Institutional-Professional) | File No. 18-006285-ZA

Description

A request to rezone a 0.234-acre parcel at 3811 and 3813 Bull Street north of the intersection with West 56th Street from BG-1 (General Business, Transition) to RIP (Residential-Institutional-Professional).

Recommendation

Staff recommends **approval** of the request to rezone the subject property from B-G-1 district to the R-I-P district.

Contact

Financial Impact

Review Comments

Attachments

📎 [MAPS_COMBINED.pdf](#)

📎 [Staff-Report-18-006285-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 of the City of Savannah

FROM: The Planning Commission

DATE: January 8, 2019

SUBJECT: Petition to Rezone Property
Teresa Coleman, Petitioner
Barry L. Coleman, Owner
3811 and 3813 Bull Street
Aldermanic District: 5, Dr. Estella Shabazz
County Commission District: 5, Tabitha Odell
Property Identification Number: 2-0093-10-016
File No. 18-006285-ZA

REPORT STATUS: Initial Report

Issue:

A request to rezone a 0.234-acre parcel at 3811 and 3813 Bull Street north of the intersection with West 56th Street from BG-1 (General Business, Transition) to R-I-P (Residential-Institutional-Professional).

Properties:

The property in question is a 0.234-acre parcel measuring 98 by 105 feet and is presently occupied by two multifamily residential buildings. This use is nonconforming under the current BG-1 zoning, which prohibits residences.

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 on November 21st, 2018. 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:

<u>Location</u>	<u>Land Use</u>	<u>Zoning</u>
North	Commercial Office	B-G-1
South	Two-Family Residential & Office	B-G-1
East	Church	R-6
West	Single-Family Residential	B-G-1

3. **Existing BG-1 Zoning District:**

- a. **Intent of the BG-1 District:** *“The purpose of this district shall be to recognize general business areas which are developed commercially but which, because of their proximity to residential areas, require greater attention to the array of uses permitted in order to ensure that the quality of life in the surrounding area is not degraded, while at the same time protecting the vitality of the commercial area.”*
- b. **Allowed Uses:** The permitted uses for the BG-1 district are attached in **Table 1**. These include a wide range of automobile uses, retail, offices, and services.
- c. **Development Standards:** The development standards for the BG-1 zoning district are attached in **Table 3**

4. **Proposed RIP Zoning District:**

- a. **Proposed Intent of the RIP District:** *“The purpose of this district shall be to create an area in which residential, institutional and professional uses can be intermixed and at the same time achieve a healthful living environment.”*
- b. **Proposed Uses:** The permitted uses for the RIP district are attached in **Table 2**. These are similar to BG-1 with the exception of residential uses, which are permitted, and restaurant uses, which are prohibited.
- c. **Proposed Development Standards:** The development standards for the RIP zoning district are attached in **Table 4**

5. **Land Use Element:** The Chatham County-Savannah Comprehensive Plan Future Land Use Map designates the subject property as “Traditional Commercial.” This

classification is defined as “*Business 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 residential uses that are compatible with the character of adjacent neighborhoods.*” The proposed zoning district is generally consistent with the FLUM designation as it is at core a residential classification, but it does permit a range of commercial uses.

6. **Public Services and Facilities:** The property is served by the Savannah Police Department, City of Savannah fire protection and by City of Savannah water and sanitary sewer.
7. **Transportation Network:** The subject property fronts on Bull Street, which is classified as a minor arterial with approximate annual average daily traffic (AADT) of 10,500 vehicles. The property is served by Chatham Area Transit (CAT) route 14, which runs along Abercorn Street with a stop approximately 850 feet to the east. Route 14 is among the most frequent in the city.

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

As the RIP district is more restrictive than the B-G-1 in permitting fewer and less intense uses, the proposed zoning will not adversely impact the livability or quality of life in the surrounding neighborhood.

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

See above—the proposed district is more restrictive.

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

See above—the proposed district only permits uses with less potential to generate vehicular traffic.

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

The R-I-P district is more restrictive in its development standards and should not adversely impact the improvement or development of adjacent properties.

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

Yes ___ No X

R-I-P is generally consistent with the future land use designation, which is “Traditional Commercial.” R-I-P permits a range of commercial and office uses while also allowing a variety of residential forms. The only existing instances of traditional commercial zoning are in Mid-City, where a wider range of commercial activity is allowed, but the districts are otherwise largely consistent.

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:

The subject property is currently occupied by two multifamily buildings, which are nonconforming under the current BG-1 zoning district. The petitioner is proposing rezoning to a district that would bring the existing buildings into conformance while still permitting many non-residential and commercial uses.

The current BG-1 district containing the subject property extends from 53rd lane to 60th lane and ranges between 2 and 4 lots in width west of Bull Street. Within this area there are several instances of nonconforming residential uses, including on parcels immediately south, west, and northwest of the property in question. With so many residences in a district that prohibits them, this suggests that different zoning may be justified. The BG-1 district may have been intended to eventually drive out residential uses, but this clearly has not happened in practice.

Compared to BG-1, the proposed R-I-P district permits a much narrower range of non-residential uses. Self-storage, manufacturing, greenhouses, furniture repair, and automotive-related uses would all be prohibited. R-I-P does permit residential uses unlike BG-1, but in virtually all cases these are considered less intense than the commercial uses listed above. As the proposed classification would significantly limit the range of uses that could have adverse impacts on nearby properties, it meets the core criteria for a rezoning. Development standards in the R-I-P district are also more restrictive and hence pose few concerns for traffic generation, utilities, setbacks or scale of construction compared to the existing district.

Under the upcoming zoning ordinance (NewZo), the subject properties along with many adjacent parcels are proposed for a TC-1 (Traditional Commercial) zoning district, which is currently restricted to the Mid-City area. As TC-1 allows multifamily residential and a wide range of commercial uses, this district will be broadly consistent with the proposed R-I-P district. TC-1 does permit additional commercial uses including restaurants, but this does not represent a significant departure from R-I-P, which is eliminated as part of the NewZo effort.

RECOMMENDATION:

The Planning Commission recommends **approval** of the request to rezone the subject property from the B-G-1 district to the R-I-P district.