



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:** JUNE 5, 2018  
**TO:** THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH  
**FROM:** METROPOLITAN PLANNING COMMISSION  
**SUBJECT:** MPC RECOMMENDATION

**PETITION REFERENCED:**

Bryson -Read, LLC, Petitioner  
Harold Yellin, Agent  
City of Savannah, Owner  
415 East Oglethorpe Avenue  
PIN: 2-0015-17-002  
Lot Size 1.18 acres  
Aldermanic District: 2 – Bill Durrence  
County Commission District: 3 – Bobby Lockett  
File No. 18-002579--ZA

**MPC ACTION:**

**Denial** of the petitioner's request to rezone the property at 415 East Oglethorpe from R-I-P-C to B-C and **approval** of a text amendment to permit *Upper Story Residential* in the R-I-P-C zoning classification.

**MPC STAFF RECOMMENDATION:**

**Denial** of the petitioner's request to rezone the property at 415 East Oglethorpe from R-I-P-C to B-C and **approval** of a text amendment to permit *Upper Story Residential* in the R-I-P-C zoning classification.

**MEMBERS PRESENT:** 9 + Chairman

Joseph Ervin, Chairman	Joseph Welch
Travis Coles	Tom Woiwode
Ellis Cook	
Roberto Hernandez	
Karen Jarrett	
Lacy Manigault	
Tanya Milton	
Lee Smith	

**PLANNING COMMISSION VOTE:** Approve Staff Recommendation (7-3)

APPROVAL Votes: 7	DENIAL Votes: 3	ABSENT
Ervin Coles Cook Jarrett Manigault Milton Woiwode	Hernandez Smith Welch	Branch Suthers

Respectfully submitted,



Melante 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

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### June 5, 2018 Regular MPC Meeting

#### **Title**

REZONING MAP AMENDMENT | 415 East Oglethorpe Avenue | R-I-P-C (Residential -Institutional - Professional) to B-C (Community Business) | File No. 18-002579-ZA

#### **Description**

Bryson -Read, LLC, Petitioner  
Harold Yellin, Agent  
City of Savannah, Owner  
PIN: 2-0015-17-002  
Lot Size 1.18 acres  
Aldermanic District: 2 – Bill Durrence  
County Commission District: 3 – Bobby Lockett  
File No. 18-002579--ZA  
Marcus Lotson, MPC Project Planner

The petitioner is requesting to rezone property at 415 East Oglethorpe Avenue from R-I-P-C to B-C

#### **Recommendation**

Staff recommends denial of the request to rezone 415 East Oglethorpe

#### **Contact**

#### **Financial Impact**

#### **Review Comments**

#### **Attachments**

- 📎 [Maps.pdf](#)
- 📎 [R-I-P-C zoned property.pdf](#)
- 📎 [B-C zoned properties.pdf](#)
- 📎 [Photos.pdf](#)
- 📎 [Staff Report-18-002579-ZA.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:**            **The Mayor and Aldermen, City of Savannah**

**FROM:**       **The Planning Commission**

**DATE:**       **June 5, 2018**

**SUBJECT:**   **Bryson -Read, LLC, Petitioner**  
                 **Harold Yellin, Agent**  
                 **City of Savannah, Owner**  
                 **415 East Oglethorpe Avenue**  
                 **PIN: 2-0015-17-002**  
                 **Lot Size 1.18 acres**  
                 **Aldermanic District: 2 – Bill Durrence**  
                 **County Commission District: 3 – Bobby Lockett**  
                 **File No. 18-002579--ZA**

**Marcus Lotson, MPC Project Planner**

**ISSUE:**

A request to rezone 1.18 acres at 415 East Oglethorpe Avenue from R-I-P-C (Residential-Institutional - Professional (medium density) to B-C (Community Business).

**BACKGROUND:**

The subject property is located within the Savannah Landmark Historic District. It is south of East Oglethorpe Avenue and north of Hull Street between Habersham Street and Price Street. The property, historically, had been bisected by East Oglethorpe Lane but is one parcel of land. It is currently undeveloped and has been used as an off street parking lot for more than twenty years.

**FACTS AND FINDINGS:**

1.     **Public Notice:** Mailed notice of the proposed zoning map amendment was sent to all property owners within 300 feet of the subject property and to the Downtown Neighborhood Association. The applicant has also held a series of stakeholder meetings.
2.     **Purpose:** The petitioner has stated the purpose of the requested zoning map amendment is to develop the site to include retail and multifamily uses.
3.     **Current Zoning:** Zoning classifications of land in the vicinity of the subject property consists primarily of one of the downtown mixed-use districts, the R-I-Ps. These districts permit varying degrees of land use intensity and a mix of residential and nonresidential uses. The existing district on the subject property R-I-P-C, is the district that permits the

widest array of nonresidential uses among the R-I-P's including restaurants, cocktail lounges, nightclubs, hotels, offices and residential housing types both single and multi-family. The R-I-P districts are designed to be downtown districts and to work in conjunction with the Historic District Ordinance as it relates to development standards, so that historic development patterns can be maintained and visual compatibility can be achieved.

<u>Location</u>	<u>Land Use</u>	<u>Zoning</u>
North	Oglethorpe Avenue Single family residential	R-I-P-A
South	Hull Street Single family residential	R-I-P-A & R-I-P-C
East	Price Street Retail Shopping Center	R-I-P-B
West	Habersham Street Police Dept. Headquarters	R-I-P-A

4. **Transportation Network:** The subject property abuts East Oglethorpe Avenue to the north. East Oglethorpe Avenue is a median divided minor arterial street with an Average Annual Daily Trip (AADT) count of approximately 7,600 automobiles. Price Street and Habersham, east and west of the subject property, are also classified as minor arterials. Price Street has an AADT of approximately 3,500. Habersham Street did not have available counts for this road section and Hull street immediately south of the subject property is a non-classified street.
5. **Chatham Area Transportation (CAT):** The subject site is immediately west of a Chatham Area Transit route on Price Street. There are stops on both Price Street and Oglethorpe Avenue.
6. **Public Services and Facilities:** The property is served by the Savannah Police Department, City fire protection and by City water and sewer services. Utilities are available within the Oglethorpe Avenue right of way.
7. **Land Use Element:** The Comprehensive Plan Future Land Use Map (FLUM), adopted in 2006, designates the subject properties as Traditional Commercial. The existing zoning is consistent with the FLUM designation. Traditional Commercial encourages "retail, office, services, institutional civic and residential uses", which is consistent with the R-I-P-C zoning district. The land use designation also calls for "Main Street" commercial development, "lane access", "pedestrian orientation" and for businesses to have "lower parking requirements and greater lot coverage than those found in modern commercial areas." Which is also consistent with the existing R-I-P-C zoning designation.

8. **Proposed B-C (Community Business) Zoning District:**

- a. ***Intent of the B-C District:*** The intent of the B-C district is “to provide community shopping facilities consisting of a wide variety of sales and service facilities and locations that will be accessible to a market area containing from 35,000 to 70,000 people.”
- b. ***Allowed Uses:*** The uses allowed within the B-C districts appear in the attached chart.
- c. ***Development Standards:*** The development standards for the B-C district appear in the attached table (Table 1).

9. **Existing R-I-P-C (Residential – Institutional – Professional) Zoning District**

- a. ***Intent of the R-I-P-C District:*** In accordance with the Savannah Zoning Ordinance, the intent of the R-I-P-C district is “...to stabilize land use intensity in R-I-P-C zoning districts to not more than seventy (70) dwelling units per net acre of residential land.
- b. ***Allowed Uses:*** The uses allowed in the R-I-P-C district are in the attached chart.
- c. ***Development Standards:*** The development standards for the R-I-P-C district appear in the attached table (Table 1).

**ADDITIONAL REVIEW CRITERIA:**

The following criteria are to be considered for zoning map amendments as required by Zoning Ordinance Sec. 8-3183:

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 \_\_\_ Possibly X (increased allowed building coverage would be permitted under the proposed zoning.

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

#### **POLICY ANALYSIS:**

The purpose of the mixed use zoning districts prevalent in downtown (the R-I-Ps) is to allow for uses to be established that are consistent with the development pattern and for the buildings that house those uses to be visually compatible with other structures for which they are visually related. The existing R-I-P-C zoning district allows for these purposes to be realized. The proposed B-C zoning district is a suburban commercial district with standards more suitable for areas outside of the Landmark Historic District. This is illustrated by the fact that there are no examples of B-C zoning in the vicinity of the subject property and very few in the Savannah Historic District. In review of the current zoning and the proposed zoning, staff finds that the existing R-I-P-C is the appropriate classification for the subject property.

**ALTERNATIVES:**

1. Approve staff recommendation
2. Approve the petitioner's request to rezone the subject property to B-C
3. Approve an alternative

**RECOMMENDATION**

The Planning Commission recommends **denial** of the petitioner's request to rezone 415 East Oglethorpe Avenue from R-I-P-C to B-C; and alternatively recommends **approval** of a zoning text amendment to permit *Upper Story Residential*, in the R-I-P-C zoning classification.