



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: May 16, 2017
TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

Petition to Rezone Property
Jeff Vantosh dba DMJV LLC, Owner
Stephen Jackson: Agent
421 Jefferson Street
Property Identification Numbers: 2-0045 -06-001 & -007
Lot Size: 0.19 Acres
Aldermanic District: 2 (Durrence)
County Commission District: 3 (Lockett)
File No. 17-002217-ZA

MPC ACTION:

Approval of the request to rezone the subject property from a B-C and RIP-A (Community Business and Residential-Institutional-Professional, medium density) zoning classification to an RIP-A zoning classification.

MPC STAFF RECOMMENDATION:

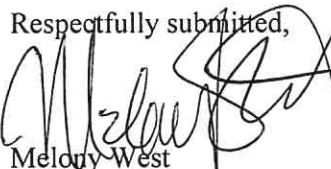
Approval of the request to rezone the subject property from a B-C and RIP-A (Community Business and Residential-Institutional-Professional, medium density) zoning classification to an RIP-A zoning classification.

MEMBERS PRESENT: 10 + Vice Chairman

James Overton, Vice Chairman	Lee Smith
Shedrick Coleman	Linder Suthers
Travis Coles	Tom Woiwode
Ellis Cook	
Joseph Ervin	
Karen Jarrett	
Lacy Manigault	
Timothy Mackey	

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

APPROVAL Votes: 11	DENIAL Votes: 0	ABSENT
Overton Cook Coleman Coles Ervin Jarrett Mackey Manigault Smith Suthers Woiwode		Milton Hernandez Welch

Respectfully submitted,

Melony West
Interim Executive Director

/jh

Enclosure

cc Dyanne C. Reese, 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

May 16, 2017 Regular MPC Meeting

Title

D8 - ZONING MAP AMENDMENT | 421 Jefferson Street | B-C to RIP-A | 0.19 acres | Stephen Jackson, Agent | File Number 17-002217-ZA

Description

A request to rezone a 0.19-acre site from B-C (Community Business) and RIP-A (Residential-Institutional-Professional, medium density) zoning classifications to a proposed RIP-A (Residential-Institutional-Professional, medium density) zoning classification in order to build five townhomes.

Recommendation

Approval of the request to rezone the subject property from a B-C and RIP-A (Community Business and Residential-Institutional-Professional, medium density) zoning classification to an RIP-A zoning classification.

Contact

Financial Impact

Review Comments

Attachments

- 🔗 [Maps and Images 2217.pdf](#)
- 🔗 [Public Comment Letter.pdf](#)
- 🔗 [Staff Report-17-002217-ZA.pdf](#)



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TO: The Planning Commission

FROM: MPC Staff

DATE: May 16, 2017

SUBJECT: Petition to Rezone Property
Jeff Vantosh dba DMJV LLC, Owner
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421 Jefferson Street
Property Identification Numbers: 2-0045 -06-001 & -007
Lot Size: 0.19 Acres
Aldermanic District: 2 (Durrence)
County Commission District: 3 (Lockett)
File No. 17-002217-ZA

Jack Butler, MPC Project Planner

REPORT STATUS: Initial Report

Issue:

A request to rezone a 0.19-acre site from B-C (Community Business) and RIP-A (Residential-Institutional-Professional, medium density) zoning classifications to a proposed RIP-A (Residential-Institutional-Professional, medium density) zoning classification.

Background:

The subject site is located on the west side of Jefferson Street between Berrien and Taylor Streets and consists of two lots, comprising a one-story commercial building and parking lot serving an auto detailing business. The site is within the Landmark Savannah Historic District, however the existing building is not a contributing structure within the district.

The petitioner is proposing to raze the existing building and construct five townhomes on the parcel. The proposed use is not permitted in the B-C zoning district, which applies over most of the subject property.

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 April 27, 2017. Public notice was also posted in various locations around the site. As of May 11th, staff has received limited public inquiry regarding this petition, and the comment letter attached.
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 (Crystal Beer Parlor)	B-C [1]
South	Residential Townhomes	RIP-A[2]
East	Residential Townhomes	RIP-A
West	Residential Townhomes	RIP-B[2]

[1] Community Business

[2] Residential-Institutional-Professional, medium density

3. **Existing B-C Zoning District:**
 - a. **Purpose of the B-C District:** The purpose of this district is to provide community shopping facilities consisting of a wide variety of sales and service facilities at locations that will be accessible to a market area containing from 35,000 to 70,000 people. In addition to retail, the district provides for a number of hospitality, entertainment and support uses.
 - b. **Permitted Uses:** The uses permitted in the B-C district appear in Section 8-3025(b). See attached BC Use Table.
 - c. **Development Standards:** Development standards within the B-C district appear in Section 8-3025(d) on Page 10. See attached Development Standards Table.
4. **Proposed RIP-A Zoning District:**
 - a. **Purpose of the proposed RIP-A District:** The purpose of this district shall be to stabilize land use intensity in R-I-P-A zoning districts to not more than 70 dwelling units per net acre of residential land. Further, the purpose of this district shall be to assure a compatible land use pattern within the unique

physical environs of Old Savannah. This district shall only be established within the area bounded by Martin Luther King, Jr. Boulevard and East Broad Street, between the Savannah River and Park Avenue, where detached, semidetached and row houses are prevalent and appropriate.

- b. **Proposed Uses:** The uses permitted in the RIP-A district appear in Section 8-3025(a). See attached RIP-A Use Table.
 - c. **Proposed Development Standards:** Development standards within the RIP-A district appear in Section 8-3025(d) on Page 10. See attached Development Standards Table.
5. **Land Use Element:** The Chatham County-Savannah Comprehensive Plan Future Land Use Map designates the subject property as Traditional Commercial. The Traditional Commercial 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 RIP-A zoning district would be consistent with the Traditional Commercial designation.
6. **Public Services and Facilities:** The property is served by the Chatham County – Savannah Metropolitan Police Department, City of Savannah fire protection and by City of Savannah water and sanitary sewer.
7. **Transportation Network:** The subject site has frontage on Jefferson Street, and on Berrien and Taylor Streets. The site is served by CAT Route 4 "Barnard Street" and the closest stop is on Montgomery Street, 170 feet to the west of 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 ___ No X

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

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:

A rezoning to the proposed RIP-A district would permit the development of the property as medium-density residential. The RIP-A designation is also consistent with the Chatham County-Savannah Comprehensive Plan Future Land Use Map designation of Traditional Commercial.

RECOMMENDATION:

Approval of the request to rezone the subject property from a B-C and RIP-A (Community Business and Residential-Institutional-Professional, medium density) zoning classification to an RIP-A zoning classification.