



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:**            AUGUST 28, 2018

**TO:**                THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH

**FROM:**            METROPOLITAN PLANNING COMMISSION

**SUBJECT:**        MPC RECOMMENDATION

**PETITION REFERENCED:**

Petition to Rezone Property  
Jodie Quinter, Petitioner  
Ileana Moleiro De Rivas, Owner  
Berrien, Purse and Wilson Streets  
Aldermanic District: 1 – Van R. Johnson  
County Commission District: 3 – Bobby Lockett  
Property Identification Number: 2-0031-33-003; -005; -006  
File No. 18-004181-ZA

**MPC ACTION:**

**Approval** of the request to rezone the three subject parcels located on the north side of Berrien Street between Wilson Street and Purse Street (PINs 2-0031-33-003; 3-0031-33-005; and 2-0031-33-006) from the P-RIP-B zoning classification to the RBC zoning classification.

**MPC STAFF RECOMMENDATION:**

**Approval** of the request to rezone the three subject parcels located on the north side of Berrien Street between Wilson Street and Purse Street (PINs 2-0031-33-003; 3-0031-33-005; and 2-0031-33-006) from the P-RIP-B zoning classification to the RBC zoning classification.

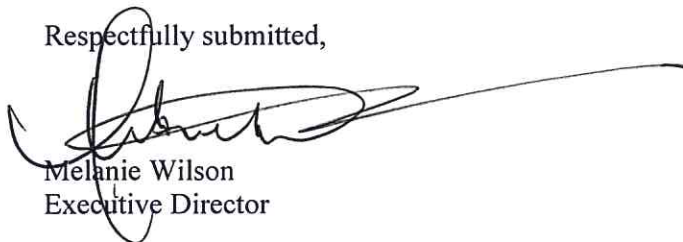
**MEMBERS PRESENT:** 11 + Chairman

|                        |                |
|------------------------|----------------|
| Joseph Ervin, Chairman | Lee Smith      |
| Thomas Branch          | Linder Suthers |
| Travis Coles           | Joseph Welch   |
| Ellis Cook             | Tom Woiwode    |
| Roberto Hernandez      |                |
| Karen Jarrett          |                |
| Lacy Manigault         |                |
| Tanya Milton           |                |

**PLANNING COMMISSION VOTE:** Approve Staff Recommendation (12-0)

| <b>APPROVAL</b><br>Votes: 12  | <b>DENIAL</b><br>Votes: | <b>ABSENT</b> |
|---|-------------------------|---------------|
| Ervin<br>Branch<br>Cook<br>Coles<br>Hernandez<br>Jarrett<br>Manigault<br>Milton<br>Smith<br>Suthers<br>Woiwode<br>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

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### August 28, 2018 Regular MPC Meeting

#### **Title**

ZONING MAP AMENDMENT | Jodie Quinter | Rezone from P-RIP-B to RBC | Berrien, Purse and Wilson Streets | 18-004181-ZA

#### **Description**

The petitioner, Jodie Quinter, is requesting to rezone three parcels (PINs 2-0031-33-003; -005; and -006) located on the north side of Berrien Street between Purse and Wilson Streets from P-RIP-B (Planned Residential - Medium Density) to RBC (Residential Business Conservation).

#### **Recommendation**

**Approval** of the request to rezone three parcels (PINs 2-0031-33-003; -005; and -006) from P-RIP-B (Planned Residential - Medium Density) to RBC (Residential Business Conservation).

#### **Contact**

#### **Financial Impact**

#### **Review Comments**

#### **Attachments**

- 📎 [Table 1 - RIP-B Use Matrix.pdf](#)
- 📎 [Table 2 - RBC Use Matrix.pdf](#)
- 📎 [COA - 0 Berrien Street and Purse Street 18-007046-COA.pdf](#)
- 📎 [Maps 4181.pdf](#)
- 📎 [Pictures 4181.pdf](#)
- 📎 [Staff Report 18-004181-ZA-MAP.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"*

M E M O R A N D U M

**TO:** The Mayor and Aldermen of the City of Savannah

**FROM:** Metropolitan Planning Commission

**DATE:** August 28<sup>th</sup>, 2018

**SUBJECT:** Petition to Rezone Property  
Jodie Quinter, Petitioner  
Ileana Moleiro De Rivas, Owner  
Berrien, Purse and Wilson Streets  
Aldermanic District: 1 – Van R. Johnson  
County Commission District: 3 – Bobby Lockett  
Property Identification Number: 2-0031-33-003; -005; -006  
File No. 18-004181-ZA

**REPORT STATUS:** Council Report

### ISSUE:

A request to rezone three parcels located on the north side of Berrien Street between Purse and Wilson Streets from P-RIP-B (Planned Residential – Medium Density) to RBC (Residential Business Conservation).

### 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. Additionally, public notice signs were posted on the site.
2. **Site:** The subject site consists of three vacant lots with a total combined area of approximately 0.25 acres (10,890 sq. ft.). The subject site has frontage on Berrien Street, Wilson Street and Purse Street, with rear access from an unimproved lane.
3. **Zoning:** The subject site is zoned P-RIP-B (Planned Residential – Medium Density). The property is surrounded on all sides by PUD-IS-B (Planned Unit Development – Institutional) zoning. However, several lots to the southeast of the site retain a B-C (Community Business) zoning classification. The subject site is located within boundaries of the local Savannah Historic District but is outside of the Landmark District.

4. **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           | Parking Lot                             | PUD-IS-B      |
| South           | School (Garrison School)                | PUD-IS-B      |
| East            | Ancillary storage (First Union Church)  | PUD-IS-B      |
| West            | Mixed Uses (church, office, commercial) | PUD-IS-B      |

5. **Existing P-RIP-B Zoning District:**

- a. **Intent of the P-RIP-B District:** The intent of the P-RIP-B (Planned Residential – Medium Density) zoning district is to promote residential land uses with a density of no more than 70 dwelling units per acre. However, within the boundaries of the Savannah Historic District, neither a minimum lot area per dwelling unit nor maximum density requirement shall apply.
- b. **Allowed Uses:** See Table 1, attached.
- c. **Development Standards:** See the table at the bottom of this report. Within the local historic district, there are no base building setback requirements. However, the RIP-B district sets maximum building coverage at 75%.

6. **Proposed RBC Zoning District:**

- a. **Intent of the RBC District:** The intent of the RBC (Residential Business Conservation) zoning district is to preserve the integrity of those areas where residential and business uses are found to be necessary and desirable. The district encourages the conservation and rehabilitation or residential uses by limiting business activities to those that have performance characteristics which are not detrimental.
- b. **Allowed Uses:** See Table 2, attached. Note that, if rezoned, the petitioner intends to develop a mixed-use building with commercial on the ground floor and residential upper stories. However, the rezoning would permit all uses listed within the RBC

district use matrix including, but not limited to, hotels, indoor recreation, restaurants w/ alcohol sales, and banks and offices.

- c. **Development Standards:** See the table at the bottom of this report. Within the local historic district, there are no base building setback requirements. The RBC district does not contain a maximum building coverage requirement.
7. **Future Land Use Map:** The Chatham County – Savannah Tricentennial Comprehensive Plan Future Land Use Map (FLUM) designates the subject property as “Downtown Expansion,” which is defined as, “*areas in close proximity to the Central Business District that are identified for growth of retail, office, entertainment, institutional, civic and residential uses. This area is intended to be compatible and interconnected with the Downtown area and surrounding neighborhoods while also accommodating new forms of urban development.*”
- The RBC zoning district is compatible with the intent of the Downtown Expansion FLUM designation.
8. **Public Services and Facilities:** The subject site is served by the Savannah Police Department, Savannah fire protection, and by Savannah water and sanitary sewer.
9. **Chatham Area Transit:** The subject site is in close proximity to CAT route 29 (West Gwinnett/Cloverdale) and route 17 (Silk Hope), both of which have stops along Martin Luther King Jr. Blvd.
10. **Transportation Network:** The property has frontage along Berrien St., Purse St., and Wilson St. As GDOT classifies these streets as minor local streets, traffic count information is not available.

### ZONING MAP AMENDMENT STANDARDS

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 request an alternative classification.

**POLICY ANALYSIS:**

This portion of the Downtown Expansion Area has recently experienced both public and private development interest with the construction of the Garrison School for the Arts, the Blake Apartments, and Frogtown Condominiums. The site’s proximity to downtown and significant cultural facilities such as the Georgia State Railroad Museum and Savannah Visitor Center make it a prime location for new mixed-use development. The MPC finds that the proposed RBC district is in line with the intent of the Downtown Expansion FLUM designation and is consistent with existing land uses and development patterns within the area. While the existing RIP-B district and proposed RBC district permit a similar list of uses (including mixed-use residential and commercial) with no limits on residential density within the Local Historic District, the proposed RBC district permits up to 100% lot coverage. As such, the specific development plan for the project will need to denote adequate measures for stormwater management.

The petitioner has already applied to the Historic District Board of Review for the proposed development and has received a Certificate of Appropriateness.

**RECOMMENDATION:**

The Metropolitan Planning Commission recommends **approval** of the request to rezone the three subject parcels located on the north side of Berrien Street between Wilson Street and Purse Street (PINs 2-0031-33-003; 3-0031-33-005; and 2-0031-33-006) from the P-RIP-B zoning classification to the RBC zoning classification.

**Development Standards  
 P-RIP-B and RBC (within Local Historic District)**

|                               | <b>P-RIP-B (Existing)</b> | <b>RBC (Proposed)</b> |
|-------------------------------|---------------------------|-----------------------|
| <b>Min. Lot Area</b>          | 1,800 sq. ft.*            | 1,800 sq. ft.*        |
| <b>Min. Lot Width</b>         | 20 ft.                    | 20 ft.                |
| <b>Front Yard Setback</b>     | 0 ft.**                   | 0 ft.**               |
| <b>Min. Side Yard Setback</b> | 0 ft.**                   | 0 ft.**               |
| <b>Min. Rear Yard Setback</b> | 0 ft.**                   | 0 ft.**               |
| <b>Max. Height</b>            | N/A                       | N/A                   |
| <b>Max. Bldg. Coverage</b>    | 75%                       | N/A                   |
| <b>Max. Density</b>           | N/A                       | N/A                   |

*\* A minimum lot area per dwelling unit shall not be required for residential dwellings within the Savannah Historic District, provided that a total minimum lot area of 1,800 sq. ft. shall apply.*

*\*\* Building setbacks are not required within the Savannah Historic District.*