



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 14, 2020

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

**FROM:**          METROPOLITAN PLANNING COMMISSION

**SUBJECT:**       MPC RECOMMENDATION

**PETITION REFERENCED:**

**PETITION TO REZONE PROPERTY**

**PETITIONER – Jay Maupin, Agent**

**PROPERTY OWNER – Bee Hive Studios, LLC**

**CITY ALDERMAN DISTRICT 3 – Linda Wilder-Bryan**

**COUNTY COMMISSION DISTRICT 2 – James Holmes**

**2818 Bee Road**

**PIN: 20084 05016**

**SITE AREA: 0.387 Acres**

**FILE NUMBER: 19-006556-ZA**

**MPC ACTION:**

**Approval** of the request to rezone 2818 Bee Road, from the B-N (Neighborhood Business) district and the B-C (Community Business) district to the TC-1 (Traditional Commercial District) zoning district.

**MPC STAFF RECOMMENDATION:**

**Approval** of the request to rezone 2818 Bee Road, from the B-N (Neighborhood Business) district and the B-C (Community Business) district to the TC-1 (Traditional Commercial District) zoning district.

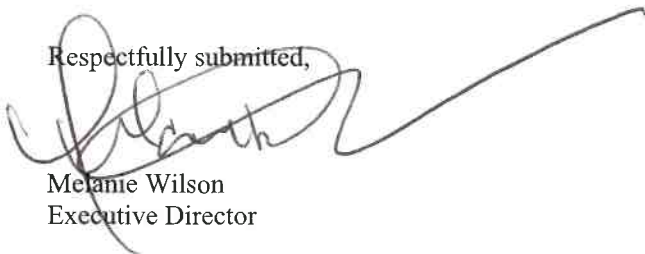
**MEMBERS PRESENT:** 10 + Chairman

Joseph Ervin, Chairman	Wayne Noha
Ellison Cook, Vice-Chairman	Eula Parker
Linder Suthers	
Joseph Welch	
Tommy Branch	
Travis Coles	
Karen Jarrett	
Lacy Manigault	
Tanya Milton	

**PLANNING COMMISSION VOTE:** Approve Staff Recommendation (10-0)

APPROVAL Votes: 10	DENIAL Votes: 0	ABSENT
Ervin Branch Cook Coles Jarrett Manigault Milton Noha Parker Suthers Welch		Smith Monohan Woiwode

Respectfully submitted,

  
Melanie Wilson  
Executive Director

/ct



Enclosure

cc     Mark Massey, Clerk of Council  
         Lester B. Johnson, Assistant City Attorney  
         Jennifer Herman, Assistant City Attorney  
         Beth Barnes, Department of Inspections



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, City of Savannah

**FROM:** The Planning Commission

**DATE:** January 14, 2020

**SUBJECT:** Petition to Rezone Property  
Jay Maupin, Agent  
Bee Hive Studios, LLC, Owner  
2818 Bee Road  
Aldermanic District: District 3, Linda Wilder-Bryan  
County Commission District: District 2, James Holmes  
Property Identification Number: 20084 05016  
Site Area: 0.387 Acres  
File No. 19-006556-ZA

Candra Teshome, MPC Project Planner

**REPORT STATUS: Initial Report**

### **Issue:**

A request to rezone one (1) split-zoned parcel bounded by Bee Road, Kerry Street, Williams Street and E Victory Drive identified as PIN 20084 05016, also known as 2818 Bee Road, from the B-N (Neighborhood Business) district and the B-C (Community Business) district to the TC-1 (Traditional Commercial District) zoning district (**Refer to Exhibit A – Maps**).

### **Background:**

The adoption of NewZo designated the parcel B-N and B-C, from its previous O-I (Office-Institutional) zoning designation, which promote the development of commercial uses along this section of Bee Road. The historic development pattern for the area is largely intact, with a mix of residential and commercial uses south of E Victory Drive and predominantly residential uses, with the exception of one (1) parcel, north of E Victory Drive (**Refer to Exhibit B – Olympus + Victory Manor Area Plan | Existing Conditions**).

There are ten (10) parcels with frontage along Bee Road on the same block face as the subject site. Of these, five (5) are classified commercial, three (3) residential (including

the subject site), and two (2) are exempt (**Refer to Exhibit C – Photos of Subject Site and Surrounding Area**):

Table 1 List of Parcels Along the Block Face from South to North

Parcel PIN	Address	Class	Zoning District
20084 05007	2934 Bee Road	Commercial	B-N
20084 05009	2930 Bee Road	Commercial	B-N
20084 05005	2928 Bee Road	Residential*	B-N
20084 05013	Bee Road	Residential*	B-N
20084 05010	2824 Bee Road	Exempt**†	B-N
20084 05016	2818 Bee Road	Residential	B-N
20084 05001	2816 Bee Road	Commercial †	B-C
20077 15002	2812 Bee Road	Exempt**	B-C
20077 15001	2804 Bee Road	Commercial	B-C
20077 15001A	1603 E Victory Drive	Commercial	B-C

\*Undeveloped

\*\*Civic Use/Non-profit Organization

†Adjacent to subject parcel

The subject property is designated *Commercial Suburban* on the Future Land Use Map, which is incompatible with the requested TC-1 zoning classification, per Article 5 Sec. 5.13.2. of the *City of Savannah Zoning Ordinance* (**Refer to Exhibit A – Maps**).

In 2019, the Chatham County – Savannah Metropolitan Planning Commission conducted the Olympus & Victory Manor Sub-Area Development Response Study. The study was carried out to provide an internal advisory document by which staff could consider the impacts of proposed development to formulate recommendations regarding zoning or development applications in the study plan area. The land-use concepts illustrated in the document are advisory only and do not represent official policy changes to existing zoning or adopted area plans. The subject site lies within the boundaries of the study area.

The sub-area study uncovered the following zoning and land-use weaknesses in the area:

1. Vacant, unmaintained parcels south of Victory Drive
2. No mix of residential types
3. Non-conforming residential parcels
4. Non-conforming residential uses within commercial zoning districts
5. Encroachment of commercial zoning into residential areas
6. No solid planning framework on which to base zoning decisions

The study found that the existing *Commercial Suburban* future land-use designation fits well with the existing development pattern, but may be inappropriate for sections of Bee Road. The study further found that the *Traditional Commercial* land-use designation, which allows by right the TC-1 zoning district, may be more appropriate for some sections designated *Commercial Suburban* (*Olympus + Victory Manor Area Plan, Relationship to Other Plans, page 15.*)

**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 December 18, 2019. Public notice was also posted on the subject site on Bee Road. As of the writing of this report, staff has not received any calls concerning this petition. If any calls are received prior to the MPC meeting on Tuesday, January 14, 2020, they will be presented at the pre-meeting
2. **Existing Zoning and Development Pattern:** The area surrounding the subject site includes commercial and residential uses. Residential structures to the southeast of the subject site are predominantly single-family. Commercial uses in the vicinity include a mix of retail and food service establishments.
3. **Site:** The subject property consists of a single parcel, 0.387 acres in area, located south of East Victory Drive. The parcel is split-zoned with the northernmost one-third of the parcel under the B-C (Community Business) zoning classification and the remaining two-thirds under the B-N (Neighborhood Business) zoning classification. The parcel contains a single-family structure that appears to have served as a commercial use in the recent past. The land uses and zoning districts surrounding the subject site include:

Location	Land Use	Existing Zoning
North	Commercial	B-C [1]
South	Community Services	B-N [2]
East	Undeveloped/Commercial	B-N/B-C
West	Conservation – Park	C-P [3]

[1] Community Business

[2] Neighborhood Business

[3] Conservation – Park

4. **Transportation Network:** The site has frontage and access on Bee Road, an existing residential collector street.
5. **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.
6. **Chatham Area Transit (CAT):** The property is served by CAT. The route serving this site is Route 12 – Henry. There are multiple bus stops within walking distance located along Bee Road and East Victory Drive.
7. **Comprehensive Plan Land Use Element:** The Chatham County-Savannah Comprehensive Plan Future Land Use Map (FLUM) designates the subject property as *Commercial Suburban*. The proposed TC-1 zoning district is *incompatible* with the *Commercial Suburban* land use designation, per Article 5

Sec. 5.13.2.

8. **Existing B-C Zoning District:**

- a. **Intent of the B-C District:** “The intent and purpose of the B-C district is to accommodate a range of nonresidential uses that serve a community-wide market area and upper-story residences. Uses in this district are intended to be located primarily on collector or arterial streets.”
- b. **Allowed Uses:** The B-C district is predominantly a nonresidential zoning classification. The district does allow upper-story residential. A list of the permitted uses allowed within the B-C district is attached (see Table 2).
- c. **Development Standards:** The development standards for the B-C district appear in the attached table (see Table 1).

9. **Existing B-N Zoning District:**

- a. **Intent of the B-N Zoning District:** “The B-N district is established to permit small-scale, neighborhood-oriented nonresidential uses and upper-story residences. This district is intended to provide for limited commercial opportunities in a walkable environment and to reduce or prevent impacts on adjacent or nearby residential uses. Uses in this district are intended to be located primarily on collector or arterial streets within convenient traveling distance from neighborhoods which they will serve.”
- b. **Allowed Uses:** The B-C district is predominantly a nonresidential zoning classification. The district does allow upper-story residential. A list of the permitted uses allowed within the B-C district is attached (**Refer to Table 2**).
- c. **Development Standards:** The development standards for the B-C district appear in the attached table (**Refer to Table 1**).

10. **Proposed TC-1 Zoning District:**

- a. **Intent of the TC-1 District:** “The TC-1 district is established to ensure the vibrancy of historic mixed use neighborhoods with traditional development patterns characteristic of Savannah during the streetcar and early automobile eras. The district provides for commercial areas that are developed at a mass and scale harmonious with nearby residential neighborhoods.”
- b. **Allowed Uses:** The TC-1 district allows for mixed-use with appropriately scaled commercial-oriented uses allowed. A list of the permitted uses allowed within the TC-1 district is attached (**Refer to Table 2**).

- c. **Development Standards:** The development standards for the TC-1 district appear in the attached table (**Refer to Table 1**).

**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

**MPC Comment:** The TC-1 district permits a range of group living, multi-family residential and civic uses that are not otherwise permissible by right in the B-C or B-N zoning districts. The TC-1 district permits higher-density residential construction, including apartment buildings, townhomes and group living designations. Otherwise, the TC-1 district is a less intense zoning classification than the B-C or B-N zoning districts. However; the adjacent parcel, 2816 Bee Road, is currently zoned B-C, allowing for a range of intense commercial uses.

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

**MPC Comment:** There is no evidence that the range of uses allowed in TC-1 would adversely impact adjacent and nearby properties. TC-1 is a less intense zoning classification than the existing B-C and B-N zoning districts for the subject parcel and those in the immediate vicinity.

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

**MPC Comment:** There is no evidence that the range of uses allowed in TC-1 would generate incompatible traffic patterns. TC-1 is a less intense zoning classification than the existing B-C and B-N zoning districts for the subject parcel and those in the immediate vicinity.

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

**MPC Comment:** There is no evidence that the range of uses allowed in TC-1 would generate incompatible traffic patterns. TC-1 is a less intense zoning classification than the existing B-C and B-N zoning districts for the subject parcel and those in the immediate vicinity.

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

**MPC Comment:** There is no evidence that permitting higher-density housing units would require a greater level of public services.

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

**MPC Comment:** See above.

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

Yes X No \_\_\_\_

**MPC Comment:** The proposed TC-1 zoning district is *incompatible* with the *Commercial Suburban* land use designation, per Article 5 Section 5.13.2 of the *City of Savannah Zoning Ordinance*.

**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 petitioner requests approval to rezone one (1) split-zoned parcel bounded by Bee Road, Kerry Street, Williams Street and E Victory Drive identified as PIN 20084 05016, also known as 2818 Bee Road, from the B-N (Neighborhood Business) district and the B-C (Community Business) district to the TC-1 (Traditional Commercial District) zoning district.

The subject site is one (1) of only three (3) parcels classified residential along this section of Bee Road. Approval of the requested zoning classification would allow a wider range of residential uses by right. The current zoning classifications, B-N and B-C, allow upper-story residential only, by right.

The adjacent parcel to the north of the subject site is zoned B-C (Community Business), which allows for more intense commercial uses. The subject parcel is identified on the Future Land Use Map as *Commercial Suburban*, rendering the requested TC-1 zoning designation incompatible. Despite this, the TC-1 zoning district *is* compatible with the area and block face. TC-1 districts allow mixed-use development with an emphasis on pedestrianism and the provision of neighborhood-level commercial uses. The subject area has maintained its development pattern since the mid-20<sup>th</sup> century providing appropriately-scaled commercial uses in walking distance of established neighborhoods and civic uses, such as Daffin Park.

In addition, the Olympus + Victory Manor Area Development Response Study found that this specific block face would benefit from a reclassification to the *Traditional Commercial* land-use designation on the Future Land Use Map, which would permit the requested TC-1 zoning classification. The study also suggests permitting, “a mix of residential uses with limited commercial uses adjacent to Kerry Street and the rezoning of parcels south of Victory Drive to the “Tradition” NewZo districts (e.g., TR, TN, and TC), where applicable, to ensure appropriate uses at a neighborhood-scale” (*Olympus + Victory Manor Area Plan, Goals, Land Use, page 21*).

TC-1 development standards are urban in nature, establishing uniform setbacks, density and height requirements and allowing for a range of residential uses and neighborhood-scale services. B-N and B-C development standards are more lenient for example, providing warehouse-level ground floor area allowances (50,000 square feet max) (**Refer to Table 1**). The historic development pattern in the area of Bee Road and East Victory Drive has been that of mixed-use, neighborhood-scale development. Consequently, The TC-1 zoning classification is appropriate for the subject site.

**RECOMMENDATION:**

As such, The Planning Commission recommends **approval** of the request to rezone 2818 Bee Road, from the B-N (Neighborhood Business) district and the B-C (Community Business) district to the TC-1 (Traditional Commercial District) zoning district, because the requested zoning classification is appropriate and compatible with the surrounding area and the historic development pattern. In addition, the Olympus + Victory Manor Area Development Response Study found that this specific block face would benefit from a reclassification to the *Traditional Commercial* land-use designation on the Future Land Use Map. The rezoning would support the goal of establishing a healthy mix of traditional residential and neighborhood commercial uses and there is no evidence that the rezoning would adversely impact adjacent properties or the public health.

<b>Table 1: Comparison of Development Standards for the B-N (Existing),  B-C (Existing)  and  TC-1 Zoning Districts (Proposed)</b>				
<b>Standards</b>	<b>TC-1</b>	<b>Standards</b>	<b>B-N</b>	<b>B-C</b>
<b>Single-family Detached</b>		<b>Lot Dimensions (min)</b>		
Lot area (sq. ft)	3,000	Lot width (ft)	--	--
Lot width (ft)	30	Lot area per unit for Upper Story	1,815	1,815
		Residential use (sq. ft)	--	--
		Lot area (sq. ft)		
<b>Single-family attached &amp; Two-family (side-by-side)</b>		<b>Building (max)</b>		
Lot area per unit (sq. ft)	1,450	Building Coverage	--	--
Lot width per unit (ft)	18	Height (ft)	40	75 [1]
		Ground floor area (sq. ft)	50,000	--
<b>Two-family (over-under)</b>		<b>Building Setback (min ft)</b>		
Lot area per unit (sq. ft)		Front yard	15	15
Lot width (ft)	1,500	Side (street) yard	15	15
	30	Side (interior) yard	--	--
		Rear yard	--	--
		Rear Yard (adjacent to street/lane)	15	15
			5	5
<b>Three- &amp; Four-Family</b>		<b>Parking Area Setback (min ft)</b>		
Lot area per unit (sq. ft)		From collector and arterial street rights-of-way	15	15
Lot width (ft)	1,450	From local street rights-of-way	10	10
	30	Abutting lane or access easement	5	5
<b>Townhomes</b>				
Lot area per unit (sq. ft)	1,450			
Lot width per unit (ft)	18			
<b>Upper Story Residential</b>				
Lot area per unit (sq. ft)	No min.			
Lot width per unit (ft)				
<b>Apartments</b>				
Lot area per unit (sq. ft)	435			
Lot width (ft)	30			
<b>Nonresidential</b>				
Lot area (sq. ft)	--			
Lot width (ft)	20			

Table 1: Comparison of Development Standards for the B-N (Existing), B-C (Existing) and TC-1 Zoning Districts (Proposed)					
Standards		TC-1	Standards	B-N	B-C
Building					
Building Coverage (max)		--			
Building Frontage (min)		70%			
Building Footprint (max sq. ft.)		5,500			
Building Setbacks					
Front Yard		5 (max)			
Side Yard (interior)		10 (min)			
Side Yard (corner)		5 (max)			
Rear Yard		10 (min)			

**Table 2: Comparison of Principal Uses for the B-N (Existing), B-C (Existing)  
and  
TC-1 Zoning Districts (Proposed)**

	<b>B-N</b>	<b>B-C</b>	<b>TC-1</b>
<b>Residential</b>	Upper-story residential	Upper-story residential	Single-family detached Single-family attached Two-family Three-family / Four-family Townhouse Stacked townhouse Apartment Upper story residential
<b>Group Living</b>	Child caring Institution	Child caring Institution Single room occupancy	Child caring institution Dormitory/student housing Fraternity/sorority house Monastery/convent Rooming house Single room occupancy
<b>Agricultural &amp; Resource Extraction</b>	Agriculture, Personal	Agriculture, Personal	Agriculture, Personal
<b>Civic</b>	Community Garden Park, general Library/community center Museum Post office Police/fire station or substation Emergency Medical Services (EMS) substation/ Ambulance Service Shelter, transitional Child/adult day care center Child/adult care center, 24 hours College, university, seminary Educational building used by a college, university or seminary School, public or private (K-12) School, trade, vocational or business All places of worship Private club/Lodge Hospice Nursing home Assisted living facility Personal care home, registered Personal care home, family	Community Garden Park, general Library/community center Museum Post office Police/fire station or substation Emergency Medical Services (EMS) substation/ Ambulance Service Shelter, emergency Shelter, transitional Soup kitchen Child/adult day care center Child/adult care center, 24 hour College, university, seminary Educational building used by a college, university or seminary School, public or private (K-12) School, trade, vocational or business All places of worship Private club/Lodge Correctional transition facility Hospice Hospital Intermediate care facility Nursing home Assisted living facility Personal care home, registered Personal care home, family Substance recovery facility	Community Garden Park, general Library/community center Museum Post office Police/fire station or substation Emergency Medical Services (EMS) substation/ Ambulance Service Shelter, emergency Shelter, transitional Soup kitchen Child/adult day care center Child/adult day care home Child/adult care center, 24 hour Child/adult care home, 24 hour Child/adult care center, 24 hour College, university, seminary Educational building used by a college, university or seminary School, public or private (K-12) School, trade, vocational or business All places of worship Private club/Lodge Correctional transition facility Hospice Nursing home Assisted living facility Personal care home, registered Personal care home, family Personal care home, group Substance recovery facility
<b>Commercial</b>	Office, general Call center Office, medical Office, utility/contractor Studio/multimedia production facility Indoor amusement Indoor sports facility Teen Club Theater/cinema/ Retail, general Art/photo studio; gallery Convenience store Fuel/gas station Food-oriented retail Garden center Pawnshop Pharmacy Services, general	Office, general Call center Day labor employment center Office, medical Office, utility/contractor Studio/multimedia production facility Arena; convention center Indoor amusement Indoor firearm range Indoor sports facility Indoor archery range/paintball facility Teen Club Theater/cinema/ Drive-in theater Golf course Outdoor amusement	Office, general Call center Day labor employment center Office, medical Office, utility/contractor Studio/multimedia production facility Indoor amusement Indoor sports facility Teen Club Theater/cinema/ Retail, general Art/photo studio; gallery Convenience store Fuel/gas station Food-oriented retail Garden center Pawnshop

**Table 2: Comparison of Principal Uses for the B-N (Existing), B-C (Existing)  
and  
TC-1 Zoning Districts (Proposed)**

	<b>B-N</b>	<b>B-C</b>	<b>TC-1</b>
	Animal services, indoor Bank Body art services Business support services Catering establishment Check Cashing; Title Pawn; Funeral home; mortuary (not including crematorium) Hall, banquet or reception Event Venue Instructional studio or classroom Laundromat; Dry Cleaner/Laundry, Neighborhood Personal service shop Psychic; palmist; medium; fortune teller Repair-oriented services Self-service storage facility Distillery, craft, Bar; tavern Restaurant Food Truck Park Retail consumption dealer (on premise consumption of alcohol) Ancillary retail dealer (off-premise consumption of alcohol) Package store (not including wine specialty shops) Wine Specialty Shop (not including package stores) Winery; Meadery; Cidery Brewery, Micro Bed and Breakfast Homestay Inn Short-term vacation rental Vehicle sales, rentals and leasing Moped/motor scooter sales, rentals and leasing Vehicle service, minor Vehicle service, major Vehicle wash, full or self-service	Stadium or outdoor arena; Amphitheater; Outdoor sports facility or complex Retail, general Art/photo studio; gallery Consumer Fireworks Retail Sales Facility Convenience store Fuel/gas station Flea market; Farmer's market; Open air market Food-oriented retail Garden center Manufactured/modular home sales Outdoor sales Pawnshop Pharmacy Truck Stop Warehouse or Office Showroom / Flex Space Services, general Animal services, indoor Animal services, outdoor Bank Body art services Business support services Catering establishment Check Cashing; Title Pawn; Crematorium Funeral home; mortuary (not including crematorium) Hall, banquet or reception Instructional studio or classroom Laundromat; Dry Cleaner/Laundry, Neighborhood Personal service shop Psychic; palmist; medium; fortune teller Repair-oriented services Self-service storage facility Tour company terminal Distillery, craft, Bar; tavern Nightclub Restaurant Food Truck Park Retail consumption dealer (on premise consumption of alcohol) Ancillary retail dealer (off-premise consumption of alcohol) Package store (not including wine specialty shops) Wine Specialty Shop (not including package stores) Winery; Meadery; Cidery Brewery, Micro Bed and Breakfast Homestay Inn Hotel/motel, 16-74 rooms Hotel/motel, 75 or more rooms Short-term vacation rental Heavy equipment/Heavy vehicle sales, rentals and leasing Vehicle sales, rentals and leasing Moped/motor scooter sales, rentals and leasing Vehicle Service, Heavy equipment/Heavy vehicle Vehicle service, minor	Pharmacy Warehouse or Office Showroom / Flex Space Services, general Animal services, indoor Bank Body art services Business support services Catering establishment Check Cashing; Title Pawn; Crematorium Funeral home; mortuary (not including crematorium) Hall, banquet or reception Instructional studio or classroom Laundromat; Dry Cleaner/Laundry, Neighborhood Personal service shop Psychic; palmist; medium; fortune teller Repair-oriented services Tour company terminal Distillery, craft, Bar; tavern Nightclub Restaurant Retail consumption dealer (on premise consumption of alcohol) Ancillary retail dealer (off-premise consumption of alcohol) Package store (not including wine specialty shops) Wine Specialty Shop (not including package stores) Winery; Meadery; Cidery Brewery, MicroBed and Breakfast Homestay Bed and breakfast Inn Hotel/motel, 16-74 rooms Short-term vacation rental Vehicle sales, rentals and leasing Moped/motor scooter sales, rentals and leasing Vehicle service, minor Vehicle service, major Vehicle wash, full or self-service

**Table 2: Comparison of Principal Uses for the B-N (Existing), B-C (Existing)  
and  
TC-1 Zoning Districts (Proposed)**

	<b>B-N</b>	<b>B-C</b>	<b>TC-1</b>
		Vehicle service, major Vehicle wash, full or self-service Watercraft sales, repair and service	
<b>Industrial</b>	Industry, manufacturing and processing as follows: Artisan/Craft (L)	Industry, manufacturing and processing as follows: Artisan/Craft (L)	Artisan/Craft Limited/Light
<b>Transportation, Communications, Utilities</b>	Parking facility Utilities, major (S) Utilities, minor	Parking facility Passenger terminal Transportation dispatch and storage Broadcast transmission tower (S) Utilities, major (S) Utilities, minor	Parking facility Passenger terminal Transportation dispatch and storage Utilities, major Utilities, minor



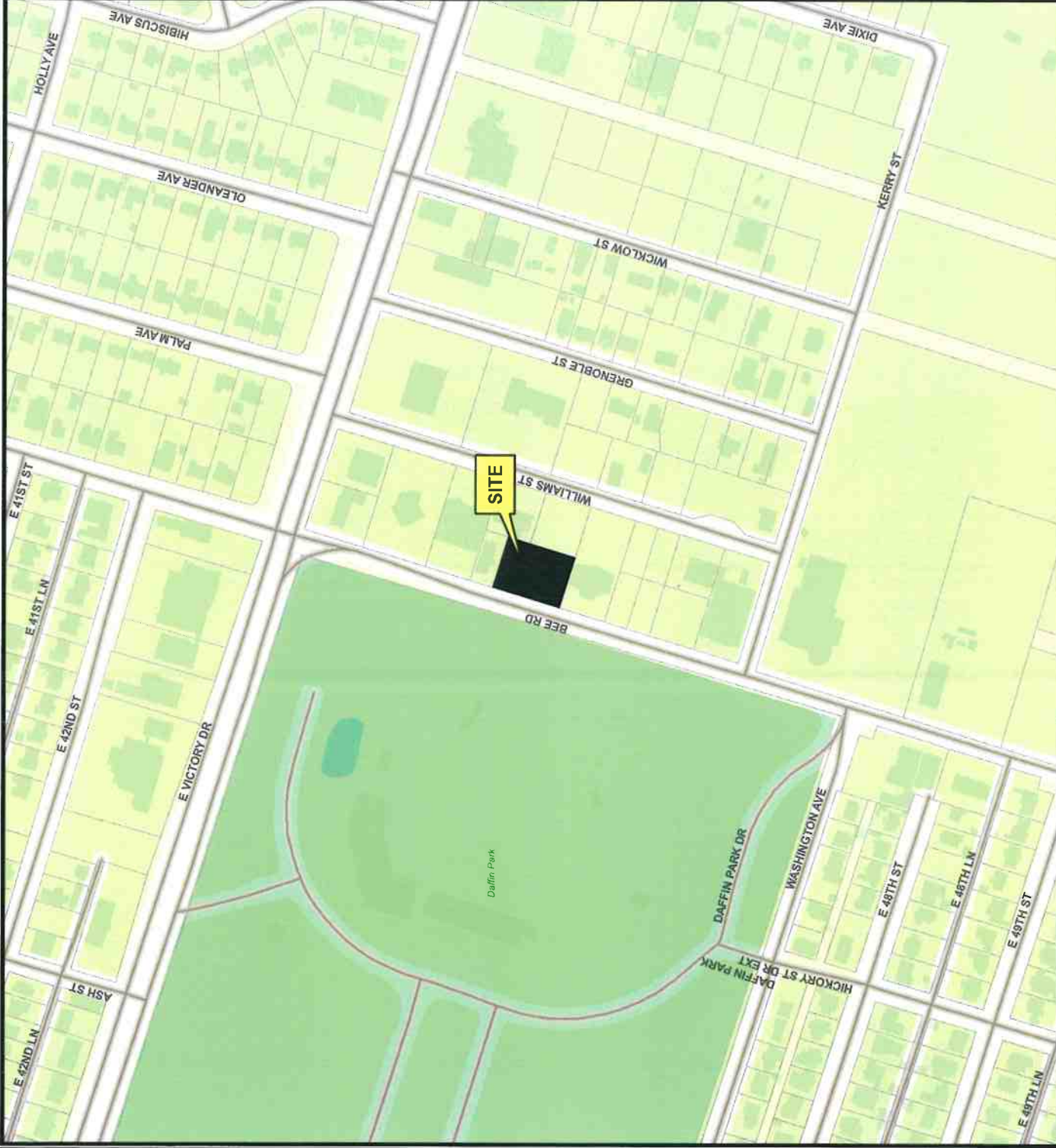
# VICINITY MAP

FILE # 19-006556-ZA / 19-006697-CPA  
Address: 2818 Bee Rd.  
Savannah, Ga  
Aldermanic District: 3  
Commission District: 2  
Neighborhood: Dale Terrace/  
Olympus/Victory Square Area  
PIN(s): See Map

12/12/2019



CHATHAM COUNTY - SAVANNAH  
METROPOLITAN PLANNING COMMISSION  
110 E. STATE ST. SAVANNAH, GA 31412-8246 PHONE 912-651-1440



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1 inch = 300 feet

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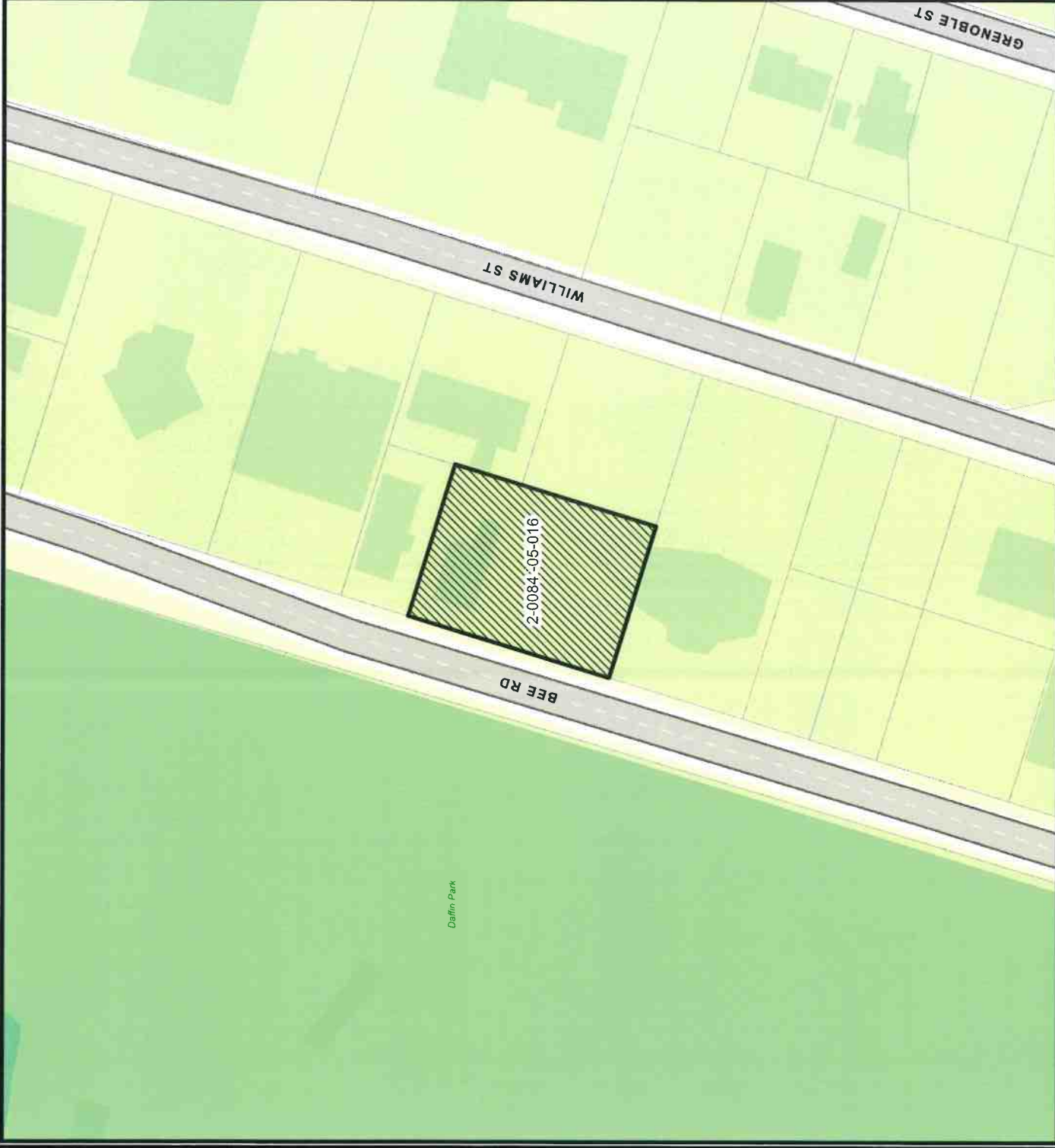
# TAX MAP

FILE # 19-006556-ZA / 19-006697-CPA  
Address: 2818 Bee Rd.  
Savannah, Ga  
Aldermanic District: 3  
Commission District: 2  
Neighborhood: Dale Terrace/  
Olympus/Victory Square Area  
PIN(s): See Map

12/12/2019



CHATHAM COUNTY - SAVANNAH  
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1 inch = 100 feet

D

# ZONING MAP

FILE # 19-006556-ZA / 19-006697-CPA  
Address: 2818 Bee Rd.  
Savannah, Ga  
Aldermanic District: 3  
Commission District: 2  
Neighborhood: Dale Terrace/  
Olympus/Victory Square Area  
PIN(s): See Map

Current property zoning(s) is primarily  
B-N, B-C  
Proposed property zoning:  
TC-1

City of Savannah NewZo Zoning When Applicable

12/12/2019



CHATHAM COUNTY - SAVANNAH  
METROPOLITAN PLANNING COMMISSION  
110 E. STATE ST. SAVANNAH, GA 31402-8245 PHONE 912-651-1440



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1 inch = 100 feet

D



# AERIAL MAP

FILE # 19-006556-ZA / 19-006697-CPA  
Address: 2818 Bee Rd.  
Savannah, Ga  
Aldermanic District: 3  
Commission District: 2  
Neighborhood: Dale Terrace/  
Olympus/Victory Square Area  
PIN(s): See Map

12/12/2019



CHATHAM COUNTY - SAVANNAH  
METROPOLITAN PLANNING COMMISSION  
110 E. STATE ST. SAVANNAH, GA 31402-2246 PHONE 912-661-1440



1 inch = 100 feet

THIS MAP IS A COMPILATION OF INFORMATION FROM VARIOUS SOURCES AND SCALES. IN MOST CASES THE INFORMATION HAS NOT BEEN FIELD VERIFIED. USE THIS MAP FOR GENERAL PLANNING PURPOSES ONLY.

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# FUTURE LAND USE

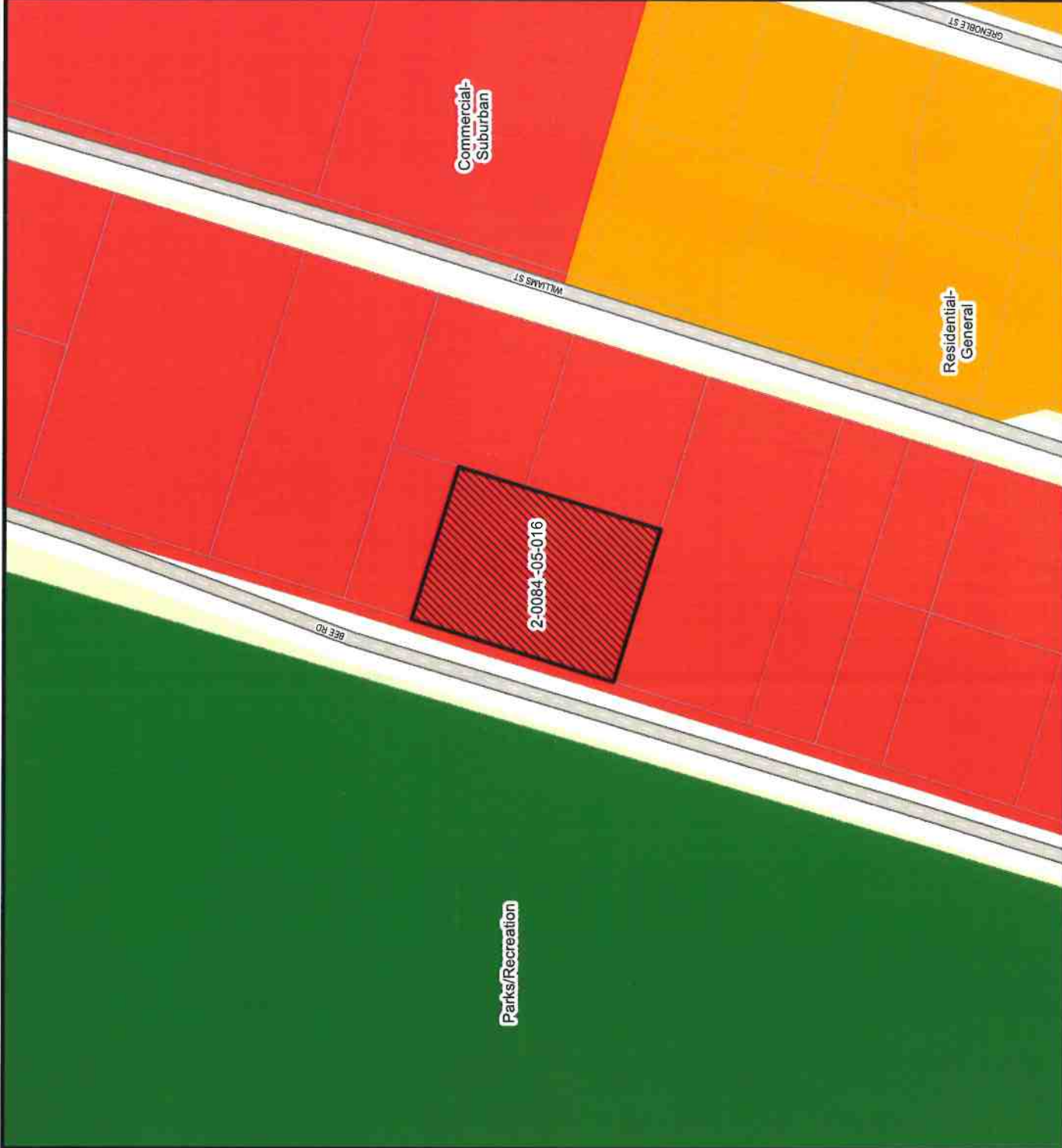
FILE # 19-006556-ZA / 19-006697-CPA  
Savannah, Ga  
Address: 2818 Bee Rd,  
Aldermanic District: 3  
Commission District: 2  
Neighborhood: Dale Terrace/  
Olympus/Victory Square Area  
PIN(s): See Map

- Downtown
- Downtown- Expansion
- Traditional Commercial
- Traditional Neighborhood
- Commercial- Neighborhood
- Commercial- Suburban
- Commercial- Regional
- Commercial- Marine
- Residential- Suburban Single Family
- Residential- Single Family
- Residential- General
- Planned Development
- Planned Campus
- Agriculture/Forestry
- Industry- Light
- Industry- Heavy
- Civic/Institutional
- Transportation/Communication/Utilit
- Parks/Recreation
- Conservation
- Conservation- Residential
- Tidal Marsh
- Open Water
- Transition
- Surface Mine
- Landfill
- Right of Way
- AICO+Marsh
- AICO+Water
- AICO+Industry- Light
- AICO+Right of Way
- AICO+Suburban Single Family Residential

12/12/2019



CHATHAM COUNTY - SAVANNAH  
METROPOLITAN PLANNING COMMISSION  
110 E. STATE ST. SAVANNAH, GA 31402-8246 PHONE 912-451-1440



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1 inch = 100 feet

D



# LABEL MAP

FILE # 19-006556-ZA / 19-006697-CPA  
 Address: 2818 Bee Rd.  
 Savannah, Ga  
 Aldermanic District: 3  
 Commission District: 2  
 Neighborhood: Dale Terrace/  
 Olympus/Victory Square Area  
 PIN(s): See Map



THIS MAP IS A COMPILATION OF INFORMATION FROM VARIOUS SOURCES AND  
 SCALES. IN MOST CASES THE INFORMATION HAS NOT BEEN FIELD VERIFIED.  
**USE THIS MAP FOR GENERAL PLANNING PURPOSES ONLY.**



Date: 12/12/2019

1 inch = 150 feet



CHATHAM COUNTY - SAVANNAH  
**METROPOLITAN PLANNING COMMISSION**  
 110 E. STATE ST. SAVANNAH, GA 31412-8246 PHONE 912-651-1440



Existing land use in the plan area



Zoning districts in the plan area





EXHIBIT C: PHOTOS OF SUBJECT SITE AND SURROUNDING AREA

**Picture 3: Subject Site Northern Property Line and Adjacent Commercial Use**



**Picture 4: Subject Site Southern Property Line and Adjacent Civic Use (Fire Station #8)**





EXHIBIT C: PHOTOS OF SUBJECT SITE AND SURROUNDING AREA

*Picture 5: Bee Road Facing South Depicting Fire Station #8*



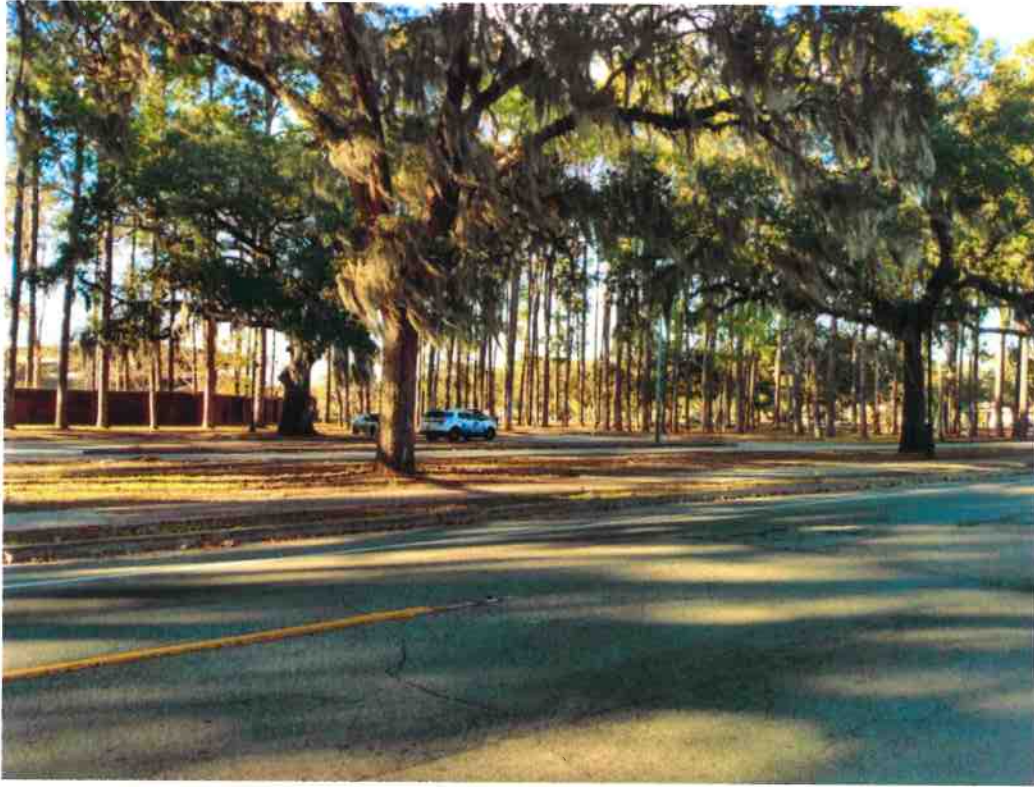
*Picture 6: Bee Road Facing North at Subject Site*





EXHIBIT C: PHOTOS OF SUBJECT SITE AND SURROUNDING AREA

*Picture 7: View of Daffin Park across Bee Road at Subject Site*



*Picture 8: View of Daffin Park across Bee Road at Subject Site*



EXHIBIT C: PHOTOS OF SUBJECT SITE AND SURROUNDING AREA

*Picture 9: View of Daffin Park across Bee Road at Subject Site Facing South*



*Picture 10: Bee Road Facing South from Subject Site*





EXHIBIT C: PHOTOS OF SUBJECT SITE AND SURROUNDING AREA

*Picture 11: Southern Property Line of Subject Site*

