



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:** November 8, 2022  
**TO:** THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH  
**FROM:** METROPOLITAN PLANNING COMMISSION  
**SUBJECT:** MPC RECOMMENDATION

**PETITION REFERENCED:**

**Petitioner:** City of Savannah

**Owner:** City of Savannah

**Aldermanic District:** 3, Wilder-Bryan

**County Commission District:** 3, Lockett

**Neighborhood/Subdivision:** Savannah Gardens

**Current Zoning District:**

**Future Land Use (FLU) Category:** Commercial Suburban

**File No.** 22-004673-ZA

**Location:** 2020,2022,2024,2026 Bolling St

**MPC ACTION:**

**Approval** to rezone the subject property from B-N to PD (Savannah Gardens Planned Development).

**MPC STAFF RECOMMENDATION:**

**Approval** to rezone the subject property from B-N to PD (Savannah Gardens Planned Development).

November 8, 2022

Page 2

**MEMBERS PRESENT:** 10 + Chairman

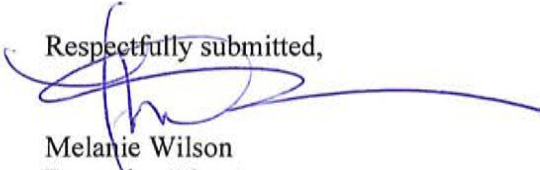
Dwayne Stephens, Chairman  
Laureen Boles  
Shedrick Coleman  
Joseph Ervin  
Karen Jarrett  
Jay Melder  
Wayne Noha  
Jeff Notrica

Michael Kaigler  
Joseph Welch  
Tom Woiwode

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

<b>APPROVAL</b> Votes: 10	<b>DENIAL</b> Votes: 0	<b>Abstained</b>	<b>ABSENT</b>
Welch Boles Coleman Ervin Jarrett Melder Notrica Stephens Kaigler Woiwode		Noha	Coles Epstein Watkins

Respectfully submitted,

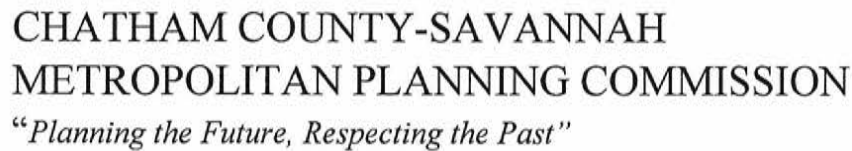
  
Melanie Wilson  
Executive Director

/sh

Enclosure

cc: Mark Massey, Clerk of Council  
Lester B. Johnson, Assistant City Attorney  
Jennifer Herman, Assistant City Attorney  
Zarina Davis, Department of Inspections  
Bridget Lidy, Department of Inspections  
Candra Teshome, Department of Inspections





Page 1 of 5  
File No. 22-004673-ZA

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. Public notice was posted on site.

### **Existing Development Pattern**

The land uses and zoning districts surrounding the subject property include:

<u>Location</u>	<u>Land Use</u>	<u>Designation</u>
North	Single Family Residential	PD
South	Single Family Residential	RSF-6
East	Single Family Residential	RSF-6
West	Single Family Residential	RSF-6

The development pattern in the immediate vicinity of the subject property includes primarily single-family residential development. The Savannah Gardens PD also includes multifamily residential, institutional uses and there are existing commercial uses in the vicinity.

### **Impact and Suitability**

#### **Public Utilities**

The area has access to the City's public water, sewer, and stormwater systems. Infrastructure improvements will not be required based on the four proposed single-family residences.

#### **Transportation and Transit**

Transit is currently available along Gwinnett Street, north of the subject property. There are bus stops within 300 feet of the site.

#### **Community Development**

Specific to the single-family residential proposal, it will provide needed additional housing in an area that has been redeveloped. The use is consistent with the surrounding development pattern.

### **Future Land Use**

The Comprehensive Plan Future Land Use Map designates the subject property as Commercial Suburban. This designation is related to the mixed-use designation identified on the Master Plan. The entire Master Planned area is likely to be designated as a Planned Development Future Land Use category.

### **Existing B-N (Neighborhood Business) District**

- ***Intent of the B-N District:*** "The Neighborhood Business (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.”

- **Allowed Uses:** Allowed uses in the B-N district are listed in the attached table.
- **Development Standards:** The development standards are listed in the attached table.

#### **Proposed Planned Development District:**

- **Intent of the PD District:** “A Planned Development (PD) district allows projects that would not otherwise be permitted under this Ordinance because of the strict application of zoning district development standards or general site standards. Generally, the PD district is intended for sites where a developer proposes and the Mayor and Aldermen desire to achieve a certain mix of uses, appearance, land use compatibility and/or apply special sensitivity to the character of the site surrounding area.”
- **Allowed Uses:** Allowed uses in the PD district are listed in the approved text.
- **Development Standards:** The development standards are listed in the approved text.

#### **Zoning Ordinance Review**

The following review criteria for rezoning are prescribed in the Savannah Zoning Ordinance Sec. 3.5.8.

##### **a. Suitability and Community Need**

- i. Whether the range of uses permitted by the proposed zoning district is more suitable than the range of uses that is permitted by the current zoning district.

**MPC Comment:** The existing zoning district was established to accommodate a use that is no longer on site. The proposed district is more appropriate based on the development pattern in the area.

- ii. Whether the zoning proposal is compatible with the present zoning pattern and conforming uses of nearby properties and the character of the surrounding area.

**MPC Comment:** The proposed zoning would allow single family residential housing inventory to be created, which has been identified as a need in the City of Savannah and is compatible with the surrounding zoning.

##### **b. Compatibility**

- i. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

**MPC Comment:** The proposed zoning is not likely to adversely affect the use and usability of nearby properties. There is adequate room on site to accommodate the development standards associated with the proposed single-family residences.

- ii. Whether the zoning proposal is compatible with the present zoning pattern and conforming uses of nearby property and the character of the surrounding area.

**MPC Comment:** The surrounding properties are primarily single-family residential; the proposed single family use is compatible in character with the existing development pattern.

- iii. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

**MPC Comment:** Savannah Gardens has been a highly successful redevelopment of a previously blighted area. The continual improvement in the vicinity gives support to allow the further establishment of single-family residences in the area.

c. Consistency

Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan and other adopted plans, such as a redevelopment plan or small area plan.

**MPC Comment:** The proposal is consistent with the policies and intent of the Comprehensive Plan.

d. Reasonable Use

Whether the property to be affected by the zoning proposal has a reasonable use as currently zoned.

**MPC Comment:** The property does not have reasonable use under the current zoning. Uses allowed in the B-N zoning district would not be appropriate at this location.

e. Adequate Public Services

Whether adequate school, public safety and emergency facilities, road, ingress and egress, parks, wastewater treatment, water supply and stormwater drainage facilities are available for the uses and densities that are permitted in the proposed zoning district.

**MPC Comment:** Adequate services are available to support the proposed change.

Analysis

The Savannah Gardens PD has been a catalyst for significant redevelopment and the provision of affordable housing in the community. It has allowed a mix of housing types to include multifamily residential, single-family products, both rental and ownership based, as well as senior housing. CHSA has identified opportunities in the vicinity to expand the affordable housing unit inventory. The proposed rezoning and subsequent development of single-family homes will allow that mission to continue.

Recommendation

The Planning Commission recommends **approval** to rezone the subject property from B-N (Neighborhood Business) to PD (Savannah Gardens Planned Development).

Comparison of Development Standards		
Existing B-N and Proposed PD		
	Existing B-N District	Proposed PD
Minimum Lot Area (Each unit unless otherwise specified)	1,815 sq. ft. (residential)	
Minimum Lot Width	n/a	60 ft.
Front Yard Setback	15 ft.	20 ft.
Minimum Side Yard Setback	15 ft.	5 ft.
Minimum Rear Yard Setback	15 ft.	20 ft.
Maximum Height	40 ft.	36 ft
Maximum Building Coverage	n/a	40 %