



C H A T H A M   C O U N T Y   -   S A V A N N A H

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# METROPOLITAN PLANNING COMMISSION

*"Planning the Future - Respecting the Past"*

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M E M O R A N D U M

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**DATE:**            **JULY 26, 2022**

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

**FROM:**          **METROPOLITAN PLANNING COMMISSION**

**SUBJECT:**       **MPC RECOMMENDATION**

**PETITION REFERENCED:**

**Map Amendment to the City of Savannah Zoning Ordinance**

**Re:            Amendment to Section 7.11, Figure 7.11-1, Streetcar  
                Historic District Boundary Map**

**Applicant: City of Savannah, Bridget Lidy**  
**MPC File No: 22-002103-ZA-MAP**

**MPC ACTION:**

**Approval** to amend the Streetcar  
Historic District Contributing  
Buildings Map to expand the district  
boundary.

**MPC STAFF RECOMMENDATION:**

**Approval** to amend the Streetcar  
Historic District Contributing  
Buildings Map to expand the district  
boundary.

**MEMBERS PRESENT:** 9 + Chairman

Joseph Welch, Chairman  
Travis Coles  
Elizabeth Epstein  
Karen Jarrett  
Jay Melder  
Wayne Noha  
Jeff Notrica  
Shedrick Coleman  
Joseph Ervin  
Dwayne Stephens

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

APPROVAL Votes: 10	DENIAL Votes: 0	ABSENT
Welch Coles Coleman Epstein Ervin Jarrett Noha Notrica Melder Stephens		Boles Smith Watkins Woiwode

Respectfully submitted,



Melanie Wilson  
Executive Director



MW/sh

Enclosure

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



## Savannah City Council Agenda Item Information Sheet

Date of MPC Hearing: July 26, 2022

Type of Petition: Map Amendment

Staff Generated Petition: Y/N

Bridget Lidy, City of Savannah, is requesting approval of a rezoning map amendment for the Streetcar Historic District Boundaries Map to feature an expanded boundary. The boundary expansion includes an area south of West Victory Drive to the east of the SCAD One West Victory complex.

The Planning Commission recommends approval of the petition to amend the Streetcar District Contributing Buildings Map to expand the district boundary.



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

**FROM:** The Planning Commission

**DATE:** July 26, 2022

**SUBJECT:** Map Amendment to the City of Savannah Zoning Ordinance  
Re: Amendment to Section 7.11, Figure 7.11-1, Streetcar  
Historic District Boundary Map  
Applicant: City of Savannah, Bridget Lidy

**MPC FILE NO:** 22-002103-ZA-MAP

**ISSUE:**

A petition to revise Figure 7.11-1: The Streetcar Historic District Boundaries Map to feature an expanded boundary. The boundary expansion includes an area south of West Victory Drive to the east of the SCAD One West Victory complex.

The area consists of one (1) parcel and one (1) building. The address and PIN for the parcel are as follows:

- 2805 Bull Street; **20074 33001**

**BACKGROUND:**

The Streetcar Historic Overlay District (formerly named Mid-City) was created in 2005 as part of the Zoning Ordinance for the City of Savannah. "The purpose of the Streetcar Historic Overlay District ... is to promote the educational, cultural, and economic welfare of Savannah through the preservation of historic resources and to ensure that new construction, alterations, and additions are visually compatible with the existing resources within the district." (Code of Ordinances, Sec.7.11.1 Purpose)

In 2018, the 'Victory Village Expansion' was approved on the south side of the existing historic district. This expansion only included a few individual buildings beyond Victory Drive, and did not form a contiguous boundary, cutting off parcels on either side of the block located between MLK Jr. Boulevard and Bull Street. The impetus for the boundary expansion is to correct the unnecessary breaks in the historic district boundary at the southern end of the historic district and to protect the significant historic building at 2805 Bull Street.

State-enabling legislation provides "for the protection, enhancement, perpetuation, and use of places, districts, sites, buildings, structures, and works of art having special historical, cultural, or

aesthetic interest or value.” (Ga. L. 1980, p. 1723, section 2.) Periodic evaluation of the district’s boundaries is vital to this mandate.

On January 18, 2022, the MPC recommended approval to City Council for an amendment to the Streetcar District Contributing Buildings Map to include nine (9) buildings constructed prior to 1937 and not previously listed as contributing and to expand the district boundary with an effective date of March 1, 2022 [File No 21-005613-ZA]. The buildings are located within the 2018 West Side Expansion [18-005534-ZA], 2018 Victory Village Expansion [18-005583-ZA], and 2019 NewZO East Side Expansion.

The first portion of this petition, the text amendment to add nine (9) contributing buildings to the existing historic district contributing resources map, was approved unanimously by City Council at the February 10, 2022 meeting, as Petition #10 [File No. 21-005613-ZA]. This current petition is the second portion of the overall proposal and includes the recommendation for a map amendment to expand the historic district boundary.

### **FINDINGS:**

1. The boundary expansion was analyzed by the MPC Historic Preservation Department following the survey of the existing expansion areas. Staff used guidelines and criteria from the *How to Complete the National Register Registration Form*, the National Park Service. The document provides the following information regarding geographical boundaries:
  - a. “A district must be a definable geographic area that can be distinguished by changes such as a density, scale, type, age, style of sites, buildings, structures, and objects, or by documented differences in patterns of historic development or associations. It is seldom defined, however, by the limits of current parcels of ownership, management, or planning boundaries. ***The boundaries must be based upon a shared relationship among the properties constituting the district.***”
2. The 2018 Victory Village Expansion [18-005583-ZA] did not include one (1) parcel on the eastern side of the historic boundary (Bull Street). This property sits on the same relative block as Victory Village and shares a similar commercial and development pattern.
3. The expansion of the historic district boundary towards Bull Street will provide for the inclusion of 2805 Bull Street, which is a contributing/historic resource within the Streetcar Local Historic District.

### **POLICY ANALYSIS:**

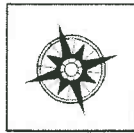
1. Taking no action leaves a locally designated contributing building (2805 Bull Street) outside of the boundaries of the local Streetcar Historic District.
2. State-enabling legislation provides “for the protection, enhancement, perpetuation, and use of places, districts, sites, buildings, structures, and works of art having special historical, cultural, or aesthetic interest or value.” (Ga. L. 1980, p. 1723, section 2.) Periodic evaluation of the district’s boundaries is vital to this mandate.
3. Creating a plan for on-going review and evaluation for the protection of historic resources is consistent with the policy of protecting the City’s historic buildings.

### **ALTERNATIVES:**

1. Recommend approval of the request to amend as proposed.
2. Recommend an alternate amendment.
3. Recommend denial of the request.

**MPC RECOMMENDATION:**

**Amend the Streetcar District Contributing Buildings Map to expand the district boundary.**



# STREETCAR DISTRICT



AREA PROPOSED FOR INCLUSION

