



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: MARCH 27, 2017

TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH

FROM: METROPOLITAN PLANNING COMMISSION

SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

Tricentennial Comprehensive Plan Amendment Future Land Use Map

Petitioner: Phillip McCorkle

2803 Limerick Street

PIN: 2-0083 -05-005

Total Area: 1.03 acres

Aldermanic District: 3 (Hall)

County Commission District: 2 (Holmes)

File No. 16-005585-CPA

MPC ACTION:

Approval of the request of an amendment to the Tri-Centennial Comprehensive Plan Future Land Use Map to change the future land use category of the property identified as PIN 2-0083 -05-005 from General-Residential to Commercial-Suburban.

MPC STAFF RECOMMENDATION:

Approval of the request of an amendment to the Tri-Centennial Comprehensive Plan Future Land Use Map to change the future land use category of the property identified as PIN 2-0083 -05-005 from General-Residential to Commercial-Suburban.

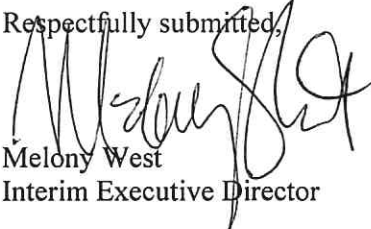
MEMBERS PRESENT: 12 + Chairman

Tanya Milton, Chairman
Joseph Welch, Secretary
Shedrick Coleman
Ellis Cook
Joseph Ervin
Lacy Manigault
Linder Suthers

James Overton, Vice Chairman
George Woods, Treasurer
Travis Coles
Timothy Mackey
Lee Smith
Tom Woiwode

FOR APPROVAL 11 **FOR DENIAL:** 2 **ABSTAINING:** 0

Tanya Milton, Chairman
James Overton, Vice Chairman
Joseph Welch, Secretary
George Woods, Treasurer
Shedrick Coleman
Travis Coles
Ellis Cook
Joseph Ervin
Timothy Mackey
Lacy Manigault
Lee Smith
Linder Suthers
Tom Woiwode

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



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 Planning Commission

From: MPC Staff

Date: November 22, 2016

Subject: Tricentennial Comprehensive Plan Amendment Future Land Use Map
Petitioner: Phillip McCorkle
2803 Limerick Street
PIN: 2-0083 -05-005
Total Area: 1.03 acres
Aldermanic District: 3 (Hall)
County Commission District: 2 (Holmes)
File No. 16-005585-CPA

Jack Butler – MPC Project Planner

Proposed Amendment: The petitioner is requesting that the Future Land Use Category for the subject properties be changed from General Residential to Commercial Suburban. The subject property consists of a 1.03-acre parcel. The parcel is currently vacant land on a developed dead end roadway between two large telecommunications towers and behind a developed grocery store and shopping mall. The petitioner's intent is to develop the site for a climate controlled ministorage warehouse structure. In conjunction with this petition, a zoning text amendment has been filed to accommodate the proposed use.

- 1. Describe how the proposed amendment is consistent with the overall intent of the Comprehensive Plan.** The following are the policies for future development as listed in the Comprehensive Plan. With each is a statement as to how the proposed future land use change does or does not comply with the policy.

Proposed Development Category (Land Use): Commercial-Suburban

a. Appropriate Land Uses:

Most retail uses permitted. Service, office and institutional uses permitted as specified by the zoning districts. These areas should accommodate both large-scale commercial uses (strip malls, "big box" retail stores, etc.) and small-scale commercial uses (restaurants, "mom and pop" retailers, etc.).

The proposed land use category would give the property a more economically viable use and would serve as an extension of the existing and planned commercial properties along Victory Drive to the north. If properly buffered from the few remaining single-family properties on Dixie Avenue, this type of development would be a logical match for the existing area character.

b. Characteristics to Encourage:

Commercial-Suburban - Encourage a variety of commercial uses, including retail, services, restaurants and offices to locate in this area.

The Commercial-Suburban use category encourages uses compatible with the nearby warehousing, dispatching and large-scale retail uses.

c. Characteristics to Discourage:

Commercial-Suburban – Discourage the provision of excessive amounts of parking, so as to conserve land and reduce environmental impacts.

The proposed land use category is in accord with the existing development in the area and would help to establish the vitalization of land otherwise challenged by existing development in the vicinity.

Discussion Number 1

The proposed development of a commercial use on the subject property would be in keeping with the plans for the future development of the area adjacent to the Victory Drive corridor. Commercial development along and oriented to Victory Drive is creating a “dead zone” to the rear of the commercial properties. The proposed use of the property for a commercial use is in keeping with existing development patterns.

2. What specific goals of the Comprehensive Plan will the proposed amendment address?

GOAL F: Work toward becoming a community with economically vibrant, safe neighborhoods and commercial centers.

Discussion Number 2

Incorporating properly buffered commercial development is key to maintaining the economic viability of the general area. The subject property is an isolated and long-waste parcel surrounded by office and warehouse and large-scale commercial uses.

3. Will the amendment alter the land use pattern in the surrounding area? How?

The proposed Commercial Suburban future land use category for the site is in accord with the land use pattern in the immediate surrounding area, which has been exclusively commercial, office and light industrial.

Discussion Number 3

The proposed and/or permitted uses allowed within an BH zoning district will have no

impact to the surrounding area. The proposed uses on the existing roadway will have minimal impact on the traffic patterns in the vicinity.

4. How does the amendment benefit the entire community?

Discussion Number 4

The amendment of the land use category for the property to Commercial Suburban benefits the entire community by allowing under-developed land to contribute to the economic vitality of the area.

5. If the amendment requires a greater expenditure of public funds for improvements to roads and utilities how will the public benefit directly from such expenditures?

The project will not have a significant impact on public roads or utilities.

6. How will the amendment contribute to the preservation and enhancement of the environment?

Not Applicable

7. How will the amendment contribute to preservation and enhancement of historic and cultural resources?

There are no known historic or cultural resources onsite.

8. How will the amendment contribute to the economic development of the community?

Discussion Number 5

The amendment of the land use category of the site to Commercial-Suburban will enhance the economic viability of the community by enabling the conversion of a long vacant and undeveloped residential parcel into an economically productive commercial site.

9. How will the amendment contribute to the health and safety of the community?

Not Applicable.

RECOMMENDATION

The MPC staff recommends **approval** of the request of an amendment to the Tri-Centennial Comprehensive Plan Future Land Use Map to change the future land use category of the property identified as PIN 2-0083 -05-005 from General-Residential to Commercial-Suburban.

ZONING MAP

FILE:

16-005585-CPA

Aldermanic District: 3

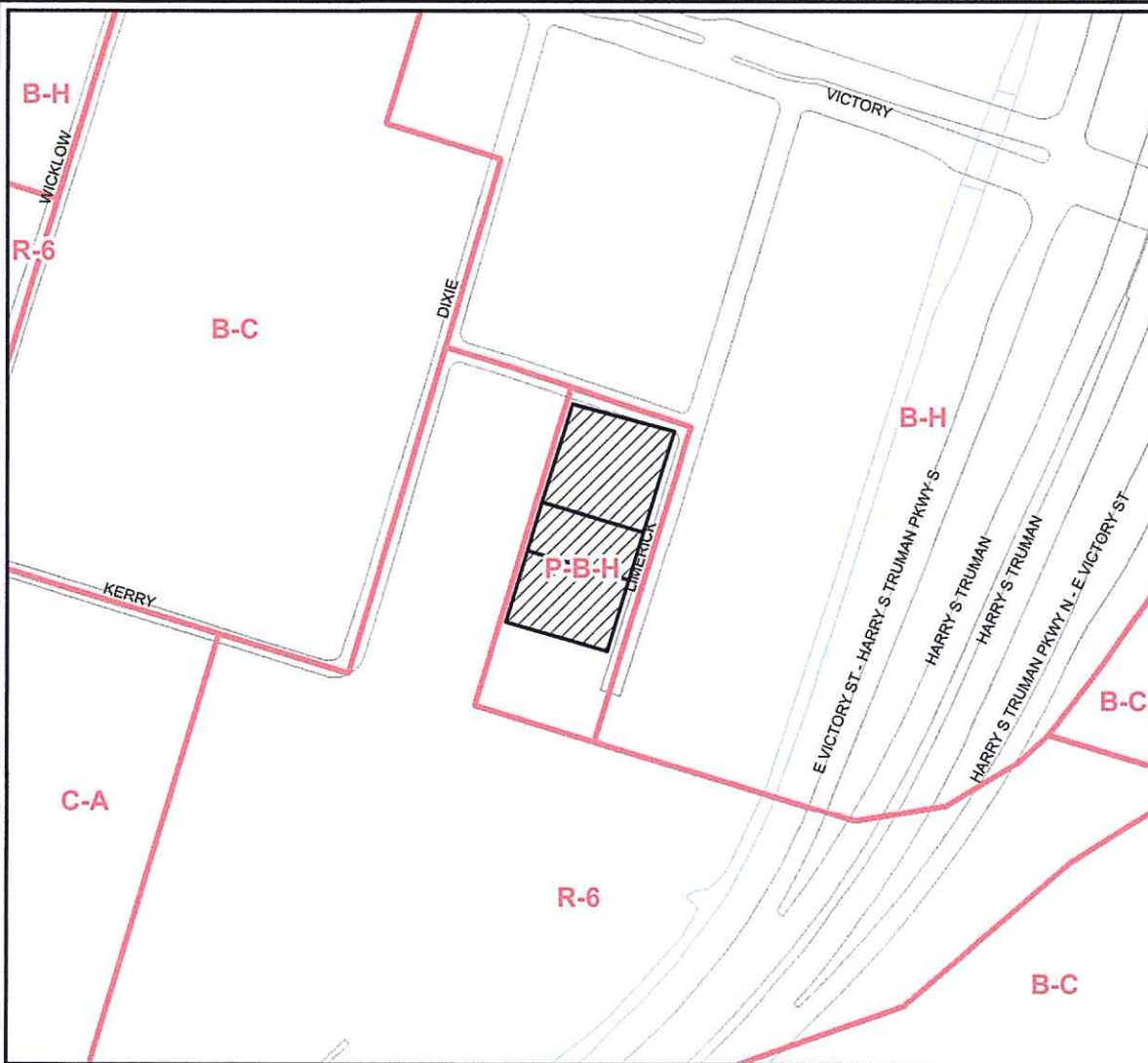
Commission District: 2

Neighborhood: Dale Terrace/
Olympus/Victory Square

PIN(s):

2-0083 -05-001, 002 & 003

(File Reference: 2-0083-05-005)



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.



1 inch = 200 feet



10/6/2016

CHATHAM COUNTY - SAVANNAH
METROPOLITAN PLANNING COMMISSION
110 E. STATE ST. SAVANNAH, GA 31412-8246 PHONE 912-651-1449

FUTURE LAND USE

FILE:

16-0055585-CPA

Aldermanic District: 3

Commission District: 2

Neighborhood: Dale Terrace/
Olympus/Victory Square

PIN(s):

2-0083 -05-001, 002 & 003

(File Reference: 2-0083-05-005)

- 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



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AERIAL MAP

FILE:
 16-005585-CPA
 Aldermanic District: 3
 Commission District: 2
 Neighborhood: Dale Terrace/
 Olympus/Victory Square
PIN(s):
 2-0083 -05-001, 002 & 003
 (File Reference: 2-0083-05-005)



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CHATHAM COUNTY - SAVANNAH
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10/6/2016