



METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

DATE: FEBRUARY 20, 2018
TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

Petition to Rezone Properties located at 0, 1210, and 1212 Wheaton Street from an I-L (Light Industrial) and R-M-25 (Multi-Family Residential – 25 units per net acre) district to an R-M-40 (Multi-Family Residential-40 units per net acre)

Live Oak Landing LLP, Petitioner

Live Oak Landing LLP, Owner

Robert L. McCorkle, III, Agent

0, 1210 and 1212 Wheaton Street

Aldermanic District: 3 (John Hall)

County Commission District: 2 (James J. Holmes)

Property Identification Number: 2-0034 -24-004, -004A, and -006

File No. 18-000497-ZA

MPC ACTION:

Approval to rezone the properties located at 0, 1210, and 1212 Wheaton Street from I-L (Light Industrial) and R-M-25 (Multi-Family Residential, 25 units per net acre) to R-M-40 (Multifamily Residential, 40 units per net acre).

MPC STAFF RECOMMENDATION:

Approval to rezone the properties located at 0, 1210, and 1212 Wheaton Street from I-L (Light Industrial) and R-M-25 (Multi-Family Residential, 25 units per net acre) to R-M-40 (Multifamily Residential, 40 units per net acre).

MEMBERS PRESENT: 9 + Chairman

James Overton, Chairman
Ellis Cook
Joseph Ervin
Roberto Hernandez
Karen Jarrett
Lacy Manigault
Tanya Milton
Linder Suthers
Joseph Welch
Tom Woiwode

PLANNING COMMISSION VOTE: Approve Staff Recommendation (9-1)

APPROVAL Votes: 9	DENIAL Votes: 1	ABSENT
Overton Cook Ervin Jarrett Manigault Milton Suthers Welch Woiwode	Hernandez	Branch Coleman Coles Smith

Respectfully submitted,

Melony West
Interim 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





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**

FROM: **The Planning Commission**

DATE: **February 20, 2018**

SUBJECT: **Petition to Rezone Properties located at 0, 1210, and 1212 Wheaton Street from an I-L (Light Industrial) and R-M-25 (Multi-Family Residential – 25 units per net acre) district to an R-M-40 (Multi-Family Residential-40 units per net acre) Live Oak Landing LLP, Petitioner
Live Oak Landing LLP, Owner
Robert L. McCorkle, III, Agent
0, 1210 and 1212 Wheaton Street
Aldermanic District: 3 (John Hall)
County Commission District: 2 (James J. Holmes)
Property Identification Number: 2-0034 -24-004, -004A, and -006
File No. 18-000497-ZA**

Issue:

The petitioner, Robert L. McCorkle, III, as Agent for Live Oak Landing LLP, is requesting approval to rezone property located at 0, 1210 and 1212 Wheaton Street from an I-L (Light Industrial) and an R-M-25 (Multi-Family Residential-25 units per net acre) district to an R-M-40 (Multi-Family Residential-40 units per net acre) district.

Background:

The subject ±6.7 acre site is located on the northside of Wheaton Street between the intersections of Cedar Street and Live Oak Street. One of the subject parcels is currently split-zoned with both I-L and R-M-25 zoning designations while the remaining two are completely zoned I-L. The petitioner wishes to rezone all three properties to the R-M-40 classification in order to allow the development of a 154-unit residential complex.

The current I-L (Light Industrial) zoning of the subject site is consistent with other properties located along the Wheaton Street corridor. The I-L zoning district allows for a range of both non-industrial and light industrial land uses. Some of the permitted non-industrial uses include single-family residential, office, retail, vehicle sales and repair, storage, and craft distilleries. Some of the permitted industrial uses include machine shops, bottling plants, laundry plants, and ceramic production. Several existing land uses located along the Wheaton Street corridor, between Waters Avenue and Truman Parkway, include

an elementary school, convenience stores, a package store, vehicle repair shops, vacant properties, a Savannah Housing Authority development, and residential neighborhoods.

The petitioner wishes to rezone the subject site in order to allow the development of an age-restricted (age 62 and up) and affordable multifamily housing complex. The two-phased development will include apartment units and cottages; approximately 154 dwelling units. The first phase of development is proposed to incorporate 70 units (12 one-bedroom cottages, 12 one-bedroom apartments and 46 two-bedroom apartments). The second phase of development is proposed to incorporate 84 units (12 one-bedroom apartments and 72 two-bedroom units). The petitioner wishes to rezone the property from an I-L (Light Industrial) and an R-M-25 (Multifamily Residential, 25 units per net acre) zoning district to an R-M-40 (Multifamily Residential, 40 units per net acre) zoning district in order to allow the development of the proposed multifamily use.

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 February 5, 2018. Public notice was also posted on the subject site. There does not appear to be an active neighborhood association for the Blackshear neighborhood, however, public notices were sent to the adjacent neighborhood associations including Hillcrest, Benjamin Van Clark, and Eastside.
2. **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	Truman Parkway	R-M-25, I-L
South	Wheaton Street, Residential, Commercial, Vacant	I-L, R-B-1, R-4
East	Commercial, Residential	I-L, R-M-25
West	Civic (School), Vacant	R-M-25, I-L

3. **Existing I-L (Light Industrial) Zoning District:**
 - a. **Intent of the Light Industrial District:** “The purpose of the I-L district is to create and protect areas for those industrial uses which do not create excessive noise, odors, smoke and dust and which do not possess other objectionable characteristics which might be detrimental to surrounding neighborhoods or to the other uses permitted in this district.”
 - b. **Allowed Uses:** See the Attachment.

- c. **Development Standards:** See Table 1.
4. **Proposed R-M (Multifamily Residential) Zoning District:**
 - a. **Proposed Intent of the Multifamily Residential District:** “The purpose of the R-M district is to provide areas for multifamily development and compatible nonresidential development. The net dwelling density for this zone shall be established at the time of rezoning. The density to be established shall be recommended by the Metropolitan Planning Commission, but shall be not more than 40 units per acre. In establishing a density standard for an R-M district, the Metropolitan Planning Commission shall consider the following conditions, among others:
 - a) The traffic that will be generated by the proposed development in comparison to uses permitted under the existing zoning classification.
 - b) The capacity of water and sewer systems to accommodate the proposed development.
 - c) The compatibility of the development with the surrounding land uses.”
 - b. **Proposed Uses:** See the Attachment.
 - c. **Proposed Development Standards:** See Table 1.
5. **Land Use Element:** The Chatham County-Savannah Comprehensive Plan Future Land Use Map (FLUM) designates the subject property as Traditional Commercial. This FLUM designation encourages a mix of uses including retail, office, services, institutional, civic and residential. The proposed R-M-40 zoning district is consistent with the existing FLUM classification.
6. **Public Services and Facilities:** The property is served by the Savannah Police Department (Central Precinct), City of Savannah fire protection and by City of Savannah water and sanitary sewer.
7. **Transportation Network:** The subject site is located along Wheaton Street which is considered a secondary arterial street according to the Street Classification Map (Section 8-3048). The two-way street varies in width but is typically 60-feet. The site and proposed multifamily development would be accessible to Chatham Area Transit Bus Routes 10 and 27. According to the GDOT traffic count reports from 2016, the average number of daily traffic counts along Wheaton Street near the subject site was approximately 14,200. MPC’s Transportation Planning Department staff also provided an anticipated traffic count of 529 weekday trips for the proposed 154-unit multifamily development.

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

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

POLICY ANALYSIS:

The Wheaton Street corridor, especially between Waters Avenue and Truman Parkway, exhibits a variety of both residential and nonresidential land uses. Industrial zoning in this area currently allows land uses which are more intensive in terms of traffic, noise, and scale which is not characteristic of the nearby residential neighborhoods, commercial businesses, or civic uses.

The predominant land use both adjacent to and near the subject site includes single-family residential neighborhoods. The I-L designation is not often located adjacent to residential districts so as to prevent incompatible land uses typically associated with industry, production and heavy commercial to be located next to established neighborhoods. The proposed rezoning of the subject site to an R-M classification would encourage more residential and compatible commercial land uses to be permitted along the Wheaton Street corridor. Multifamily uses, in particular, would promote a more consistent residential land use pattern with the surrounding neighborhood.

The proposed rezoning is also consistent with the Comprehensive Plan objective for improving the quality of life and safe living environment in all neighborhoods by “Reduc[ing] uses that negatively impact the quality of life in residential neighborhoods” (Ch. 5.4). One of the strategies suggested to work towards this goal is to review the current zoning of certain areas and amend those in order to discourage uses that could negatively impact residential areas.

RECOMMENDATION:

Staff recommends **approval** to rezone the properties located at 0, 1210, and 1212 Wheaton Street from I-L (Light Industrial) and R-M-25 (Multi-Family Residential, 25 units per net acre) to R-M-40 (Multifamily Residential, 40 units per net acre).

ALTERNATIVES:

1. Deny the petitioner's request.
2. Deny the petitioner's request and approve an alternative classification.

Table 1: Comparison of Development Standards for the Existing I-L and Proposed R-M Zoning Districts

	I-L	R-M
Minimum Lot Area	Residential – 6,000 sf Nonresidential – n/a	Residential 1. SF – 6,000 sf 2. 2F – 3,600 sf 3. 3F – 2,400 sf 4. 4F – 1,800 sf 5. MF – 1,300 sf Semidetached or end-row – 600 sf Row – 600 sf Nonresidential – 6,000 sf
Minimum Lot Width	Residential - 60 ft. Nonresidential – n/a	Residential 1. SF – 60 ft. 2. 2F – 60 ft. 3. 3F – 60 ft. 4. 4F – 60 ft. 5. MF – 60 ft. Semidetached or end-row – 18 ft. Row – 18 ft. Nonresidential – 60 ft.
Front Yard Setback (Secondary Arterial)	Residential – 70 ft. from center line Nonresidential - 40 ft. from center line	70 ft. from center line
Minimum Side Yard Setback	Residential – 5 ft. or 10 ft. when abutting property in an R district. Nonresidential – 10 ft. when abutting property in an R district.	Residential 1. SF – 5 ft. 2. 2F – 5 ft. 3. 3F – 10 ft. 4. 4F – 10 ft. 5. MF – 10 ft. Nonresidential – 10 ft.
Minimum Rear Yard Setback	Residential – 25 ft. Nonresidential – 10 ft. when abutting property in an R district.	25 ft.
Maximum Height	Residential – 35 ft. Nonresidential – n/a	40 ft.
Maximum Building Coverage	n/a	Residential – n/a Nonresidential – 40 percent
Maximum Density	n/a	Determined at the time of rezoning (40 units per net acre maximum)

<i>List of Uses</i>	I-L
Residential Types:	
(1) One-family dwelling:	
a. Detached	X
b. Semidetached or end-row	X
c. Attached or row	X
(2) Two-family dwelling:	
a. Detached	-
b. Semidetached or end-row	-
c. Attached or row	-
(3) Multifamily dwelling:	
a. Detached	-
b. Semidetached or end-row	-
c. Attached or row	-
(4) Upper-story residential	-
(5) Garage apartment or carriage house	-
(6) Manufactured home park	-
Lodging Facilities:	
(7) Hotel or apartment hotel	-
(7a) College dormitory	X
(8) Apartment building used by a college (mixed use)	X
(9) Motel	X
(9a) Recreational vehicle park	X
(9b) Inn	-
(9c) Bed and breakfast homestay	-
(9d) Short-term vacation rental	-
(10) Boardinghouse or roominghouse	-
(10a) Caretakers' quarters	X
(10b) Group care home for the mentally ill (seven to 15 persons)	-
(10c) Congregate mental care facility (over 15 persons)	-
(10d) Homes for chemically dependent persons	-
(10e) Group care home for the abused or mistreated (seven or greater persons)	-
(10f) Group care home for the elderly (seven to 15 persons)	-

(10g) Congregate care home for the elderly (over 15 persons)	-
(10h) Group care home for the mentally retarded	-
(10i) Congregate care home for the mentally retarded (over 15 persons)	-
(10j) Emergency shelters for homeless persons	X
(10k) Transitional shelters for homeless persons.	X
(10l) Food service centers for homeless persons	X
(10m) Singleroom occupancy residences	X
Religious Facilities:	
(10n) Community correctional center	X
(10o) Hostel	X
(10p) Personal care home for the handicapped and/or elderly (six or fewer persons)	X
(10q) Hospitals and long-term care facilities	-
<i>[Use 10q adopted June 27, 2013 (13-002015-Z4)]</i>	
(11) Church or other place of worship	-
(12) Church or monastery	-
(13) Temporary uses	
a. Temporary outdoor religious services.	X
b. Carnival, community fair, athletic event or other event of public interest.	X
c. The use of public parks for carnivals, rodeos, horse shows, shooting or athletic events, community fair, or other events of public interest.	X
d. Temporary or portable sawmill	X
e. Temporary off-site promotional sales and public interest events, such as boat shows, auto and home furnishing, promotional sales, etc.	X
f. The sale of seasonal plants and/or produce	-
g. Consumer fireworks retail sales stand	X
Community Facilities:	
(14) Eleemosynary or philanthropic institution	-
(15) Public uses	X
(15a) Heliport, heli-stop	X
(15b) School, public or private (K-12)	-

(16) Public utility	X
(17) Sewage treatment plant	X
(18) Telephone exchange	-
(19) Cultural facilities	B
(20) Club or lodge	B
(20a) Assembly halls	X
(20b) Day nurseries and kindergartens	-
(20c) Child care center	-
(20d) Adult day care center	-
(20e) Child sitting center	-
Agriculture, Forestry, Mining:	
(21) Agriculture restricted	X
(22) Agriculture general	X
(22a) Agriculture personal	X
(23) Greenhouse and plant nursery	X
(23a) Tree cutting/ pruning contractor	X
(23b) Tree cutting/ pruning contractor and related services, including storage, processing and sales	
(24) Livestock sales pavilion or farmers' market	X
Animal Care:	
(25) Animal hospital, veterinary clinic, animal boarding place or animal grooming salon	X
(25a) Animal grooming establishment	X
Recreation:	
(26) Reserved.	
(27) Miniature golf course	X
(28) Golf or baseball driving range	X
(29) Amusement or recreational activities carried on wholly within a building, including theater, billiard parlor, dance hall, and activities of a similar nature.	X
(29a) Electronic, video or mechanical amusement game arcade (excluding movies, film or photographic machines)	
(30) Indoor shooting range	B
(31) Drive-in theater	X
Retail Sales and Services:	
(32) Food stores and drugstores	X

(32a) Sale of beer and wine by the package when incidental to other principal retail use.	X
(32b) Sale of beer and wine by the package when incidental to other principal retail grocery, drug or variety stores.	-
(32c) Plant and produce shops	X
(33) Personal service shops	X
(34) Clothing stores and dry goods	-
(35) Home furnishing and hardware	X
(35a) Furniture repair, including furniture refinishing, refurbishing and upholstery shops	X
(36a) Specialty shops	X
(36b) Craft shops	-
(36c) Adult entertainment establishment	X
(36d) Tattoo studio	-
(37) Banks and offices	X
(37a) Mixed use, nonresidential	X
(37b) Mixed use, residential	X
(38) Janitorial services contractor	X
(38a) Administration building	X
(39) Department stores	-
(39a) Reserved.	
(39b) Confectionery	X
(39c) Sale and display of monuments and stones	X
(39d) Sale and display of monuments and stones	-
Unclassified Retail Sales and Services:	
(40) Photography studio	-
(41) Funeral homes and crematory	-
(42) Ambulance service or rescue squad	-
(42a) Horse stables	X
(42b) Riding stables	X
(43) Radio and television towers (including radio and television tower farms)	X
(43a) Radio or television broadcasting studio	-
(43b) Free-standing radio towers	-

(43c) Commercial wireless telecommunications facilities (monopole) as permitted by section 8-3191 et seq. Development Standards for Telecommunications Towers and Antennas.	X
(43d) Commercial wireless telecommunications facilities (guyed and lattice) as permitted by section 8-31911 et seq. Development Standards for Telecommunications Towers and Antennas).	X
(44) Telegraph or messenger service	-
(45) Taxi stand	-
(45a) Taxicab company	-
(45b) Motor coach service and storage	-
(45c) Tour vehicle service and storage facility	-
(46) Freezer locker service, ice storage	X
(46a) Ice Vending Unit	X
(46d) Post secondary schools	X
(47) Vocational and technical schools	-
(47a) Secondary use (professional office)	-
(47b) Fortune telling	-
(47c) Teaching of music, voice, and dance, and studios for the same	-
(47d) Temporary day labor employment center	X
(47e) Personal service schools	X
(47f) Consumer fireworks retail sales facility	X
Restaurants:	
(48) Restaurant, sit-down or cafeteria, which serves alcoholic beverages	X
(48a) Restaurant, sit-down or cafeteria, which does not serve alcoholic beverages.	X
(48b) Cocktail lounges, taverns	X
(48c) Package store	X
(48d) Nightclubs	X
(49) Drive-in restaurant	X
(49a) Fast-food or drive-thru restaurants	X
(49b) Catering services	X
(49c) Restaurant, sit-down or cafeteria, which does serve alcoholic beverages	-

Automobile and Boat Sales and Services:	
(50) Fuel station	X
(50a) Indoor car wash	X
(51) Vehicle service, minor	X
(51a) Vehicle service, major	X
(52) Automobile, truck, or boat and nonresidential trailer sales or rentals	X
(52a) Motorcycle, motor scooter sales and services.	X
(52b) Bicycle and moped sales and service	X
(52c) Automobile rental agency	-
(52d) Automobile sales lot	-
(53) Automobile upholstery shop	X
(54) Retail automobile parts and tire store	-
(55) Automobile parking lot or parking garage. May include gasoline pumps. (Provided that principal use parking shall occur only within an authorized off-street parking lot or facility).	X
(55a) Automobile parking lot or parking garage. Not including gasoline pumps. (Provided that principal use parking shall occur only within an authorized off-street parking lot or facility).	-
(55b) Automobile storage garage	X
(55c) Wrecker service with dead storage yards	X
(56) Residential manufactured home sales room and sales lot	X
Laboratory:	
(57) Laboratory serving professional requirements, dentists, medical, etc.	X
(58) Experimental laboratory	X
(58a) Design shop and testing of new products (as a secondary use)	X
Equipment Sales, Grain Sales, Repair:	
(59) Farm implement sales and storage and similar activities	X
(59a) Equipment rental	X
(60) Feed and grain sales and storage	X
(61) Electrical repair and similar repair	X

(61a) Small electric motor repair	-
(62) Locksmith, gunsmith and similar activities	X
(62a) Hydraulic jack repair	-
Building Materials:	
(63) Building supplies and materials	X
(63a) Prefabricated structures sales lot	X
(63b) Pest control	X
(64) Glass sales and installation	X
(65) Reserved	
(66) Lumberyard	-
(67) Planing mill or sawmill	-
(68) Building contractor and related construction contractors	X
Printing:	
(69) Newspaper	X
(70) Printing or letter shop	X
(70a) Printing or letter shop	-
(71) Newspaper and magazine distributor	X
(71a) Book cover processing	X
Transportation, Storage, Wholesaling:	
(72) Express office	X
(73) Cold storage and freezer plant	X
(73a) Fur storage vaults	X
(74) Railroad or bus station	X
(75) Wholesaling or warehousing	X
(75a) Reserved	
(75b) Self-storage miniwarehouse	X
(75c) Remote dry storage warehouse	X
(75d) Wholesaling and accessory warehousing (beauty and barber supply, drugs, jewelry, toys, tobacco products, janitorial supplies, bakery products, candies, linens, domestics and soft goods)	-
(76) Commercial charter or sightseeing watercraft facilities	-
(77) Marina	-
(78) Marine supply and service facility	X
(78a) Coal export terminals	-

(79) Railroad freight station	X
(80) Railroad or freight classification	X
(81) Truck terminal	X
(82) Storage yards	X
(82a) Accessory storage buildings	X
(82b) Incidental outdoor storage	X
(82c) Indoor recycling collection center	X
(82d) Buy-back center for recyclable aluminum, glass, paper and plastics.	X
Light Manufacturing:	
(83) Light manufacturing:	
a. Appliance and electronic device assembly plant including the manufacturing of parts for appliance and electronic devices	X
b. Manufacturing of food, cosmetic and pharmaceutical products, but not including fish and meat products, sauerkraut, vinegar, yeast and rendering plants	X
c. Machine shop and related activities	X
d. Construction of signs, including painted signs	X
e. Cooprage	X
f. Bottling plant	X
g. Light sheet metal products, such as ventilating ducts and eaves	X
h. Ice manufacturing	X
i. Laundry, cleaning and dyeing plants	X
j. Musical instruments, toys, novelties, and similar products	X
k. Ceramic products; provided, that kilns shall only be operated by gas or electricity	X
l. Products from previously prepared materials	X
m. Tinsmith and roofing service	X
n. Dry cleaning plants and laundry plants	-
o. Milk processing plants	X
p. Soft drink bottling plants	X
q. Unclassified light manufacturing	-
r. Processing, sale, and display of monuments and stones	X

s. Forming of small concrete products (i.e. stepping stones, fence posts, yard ornaments, etc.) and cultured marble products	X
t. Other manufacturing of a similar nature.	X
(83a) Light manufacturing	-
a. Appliance and electronic devices assembly plant, including the manufacturing or parts for appliances and electronic devices.	-
b. Manufacturing of food, cosmetic and pharmaceutical products, but not including fish and meat products, sauerkraut, vinegar, yeast, and rendering plants.	-
c. Machine shop and related activities	-
d. Light sheet metal products, such as ventilating ducts and eaves	-
e. Construction of signs, including painted signs	-
f. Musical instruments, toys, novelties and similar products	-
g. Ceramic products: provided, that kilns shall only be operated by gas or electricity	-
h. Tinsmith and roofing service	-
i. Products from cloth and canvas material	-
j. Other similar uses	-
Heavy Manufacturing:	
(84) Heavy manufacturing and heavy nonmanufacturing uses	-
(85) Salvage yards	-
Signs:	
(86) Principal use sign	X
(87) Separate use sign	X
Incidental Uses:	
(88) Incidental use sign	X
(88a) Bus stop bench signs	X
(88b) Portable signs	-
(89) Home occupation	X
(90) Accessory uses	X
(90a) Satellite dish	X

(91) Incidental waterfront uses such as docks, piers, refueling facilities, and pumps	-
(92) Microbrewery	X
(93) Craft distillery	X
(94) Winery, Meadery, Cidery	X

<i>List of Uses</i>	R-M
Residential Types:	
(1) One-family dwelling:	
a. Detached	X
b. Semidetached or end-row	X
c. Attached or row	X
(2) Two-family dwelling:	
a. Detached	X
b. Semidetached or end-row	X
c. Attached or row	X
(2a) Two-family dwelling:	
a. Detached	-
b. Semidetached or end-row	-
c. Attached or row	-
(2b) Three- and four-family dwellings:	X
(3) Multifamily dwellings	X
(4) Manufactured dwellings	-
(5) Accessory farm dwelling unit	-
(6) Accessory dwelling structure	X
(7) Residential, manufactured homes:	-
(8) Manufactured home park	-
Lodging Facilities:	
(9) Rooming houses and boarding houses	X
(9a) Hostel	-
(10) Fraternity and sorority houses	-
(10a) Apartment building used by a college (mixed use)	-
(11) Hotel, motel, motor lodge	-
(12) Bed and breakfast homestay	-
(13) College dormitory	-
(14) Inn	-
(14a) Short-term vacation rental	-
Religious Facilities:	
(15) Church and other places of worship	X
(15a) Temporary use	
a. Temporary outdoor religious services.	-

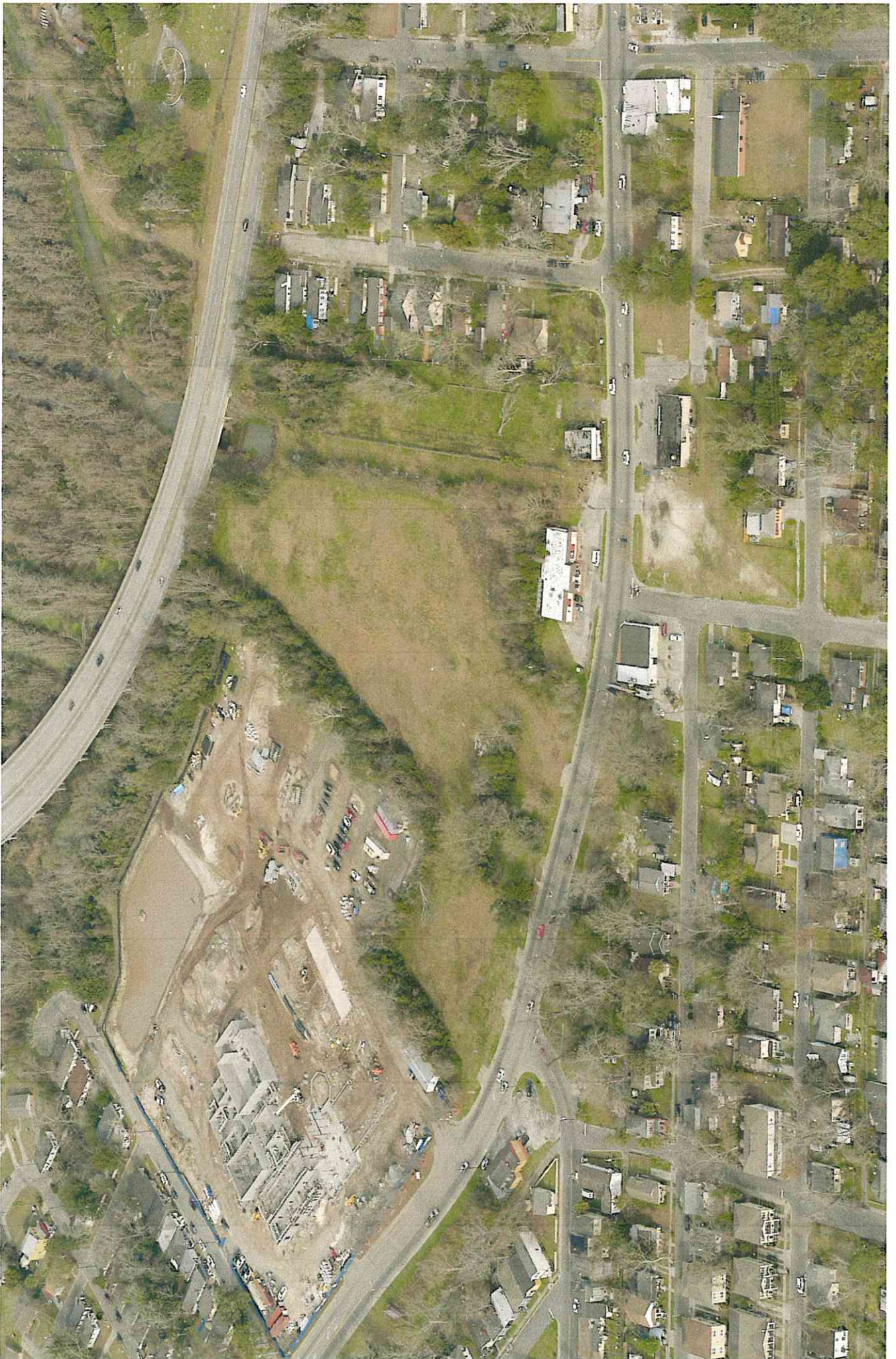
b. Carnival, rodeo, horse show, athletic event or similar activities operated and sponsored by a bona fide civic or charitable organization.	-
c. The use of public facilities or public parks for carnivals, rodeos, horse shows, shooting or athletic events, community fairs, or other events of public interest.	X
d. Temporary off-site promotional and public interest events, auto shows, boat shows, art shows, pet shows, etc.	-
e. The sale of seasonal plants and/or produce	-
(16) Convent or monastery	B1
Health and Welfare:	
(17) Hospitals and care home	B1
(17a) Sanitarium or mental care home	B1
Provided, that any building or structure established in connection with such use shall be set back not less than 50 feet from any property line.	
(18) Eleemosynary or philanthropic institutions	B1
(18a) Nonprofit sheltered work center	-
(18b) Group personal care home for the mentally ill (seven to 15 persons)	X
(18c) Congregate personal care home for the mentally ill (16 or more persons)	-
(18d) Homes for chemically dependent persons	-
(18e) Group care home for the abused or mistreated (seven to 15 persons)	X
(18f) Group care home for the elderly (seven to 15 persons)	X
(18g) Congregate personal care home for the elderly (16 or more persons)	X
(18h) Group care home for the mentally retarded (seven to 15 persons)	X
(18i) Congregate care home for the mentally retarded (over 15 persons)	-
(18j) Emergency shelters for homeless persons	-
(18k) Transitional shelters for homeless persons	X
(18l) Food service centers for homeless persons	-
(18m) Adult day care center	B
(18n) Family adult day care center	X

(18o) Single room occupancy residences	X
(18p) Family personal care home for the handicapped (six or fewer persons)	X
(18q) Family personal care home for the elderly (six or fewer persons)	X
(18r) Senior Citizen Congregate Housing	X
(19) Children's home	-
(19a) Ambulance service or rescue squad	-
Education:	
(20) School, public or private (K-12)	B
<i>Use 20 adopted September 5, 2013 (13-002493-ZA)]</i>	
(21) Colleges and universities	-
(22) Reserved.	
<i>[Use 22 repealed September 5, 2013 (13-002493-ZA)]</i>	
(22a) Day nurseries and kindergartens	B
(22b) Child care center	B
Community Facilities:	
(23) Public use	X
(24) Reserved	
(25) Sewage treatment facility	-
(26) Airport	-
(26a) Helipport, heliport	-
(27) Public utilities	X
(28) Sanitary fills or incinerator	-
Recreation and Social:	
(29) Assembly Hall	-
(30) Golf course	X
(31) Outdoor shooting range	-
(32) Facilities for fishing, boating, hunting and swimming	-
(32a) Private or residential community boat dock or pier	X
(32b) Campground; recreational vehicle park	-
(33) Wildlife refuge	-
(34) Club or lodge	-
(34a) Limited fraternal order or lodge meeting hall	-
(35) Agriculture, restricted	-
(36) Forestry	-

(37) Agricultural general	-
(37a) Animal hospital grooming salon	-
(37b) Animal hospital, veterinary clinic, animal boarding place, or animal grooming salon	-
(38) Agriculture personal	X
(39) Reserved	
(40) Removal or extraction of any natural material or deposit	-
(41) Agricultural produce stands	-
(42) Reserved	
(43) Noncommercial riding stable	-
(44) Commercial greenhouses or plant nursery	-
Cemetery:	
(45) Cemetery	-
(45a) Pet cemetery	-
Retail Sales and Services:	
(46) Automobile parking lot or parking garage (parking garage may provide gasoline pumps). Provided further, that principal use parking shall occur only within an authorized off-street parking lot or facility	-
(46a) Accessory storage or parking lot as a principal use	-
(46b) Accessory auto sales lot incidental to a franchised new automobile dealership	-
(47) Banks and offices, office buildings, loan agencies, professional offices, business offices and facilities of a similar nature	-
(47a) Secondary use (professional office)	-
(47b) Laboratories serving professional requirements, medical, dental, optical, and similar uses	-
(48) Administrative office for city-sponsored neighborhood housing service district	X
(48a) Mixed use, nonresidential	-
(48b) Mixed use, residential	-
(48c) Bicycle shop	-
(49) Radio or television studio	-
(50) Funeral homes and crematory	-

(51) Customary auxiliary retail sales and services in connection with a hotel, office building or institutional use	-
(51a) Interior decorating business	-
(52) Home occupation	X
(53) Accessory use	X
(53a) Satellite dish	X
Sign:	
(54) Sign, incidental	X
(55) Sign, principal use	-
(55a) Sign, principal use	-
(55b) Sign, principal use	-
(55c) Announcement sign	-
(55d) Portable sign	-
(56) Reserved	-
(56a) Sign, bus stop benches	X
Retail Sales and Services	
(57) Pharmacy	-
(57a) Post office	-
(58) Florist shops	-
(59) Book and stationery stores, including office supplies and printing businesses	-
(60) Cultural facilities, art galleries, museums, legitimate theaters, little theaters, libraries and other facilities of a similar nature.	-
(60a) Teaching of music, voice, and dance	-
(60b) Accessory use tour house	-
(60c) Artist studio and/or gallery	-
(61) Antique shops	-
(62) Photography studio	-
(63) Personal service shops	-
(63a) Laundry pickup services	-
(64) Ceramic studio and shop	-
(64a) Specialty shops	-
(64b) Tailor shop	-
(64c) Specialty craft shops	-
(64d) Communication equipment, rental service	-

(64e) Limited use retail shops	-
(65) Restaurants, sit-down, including the serving of malt beer or wine	-
(65a) Restaurant, sit-down, including the serving of malt beer, wine, and other alcoholic beverages	-
(65b) Restaurant, sit-down or cafeteria, which does serve alcoholic beverages	-
(65c) Restaurants, sit-down or cafeteria, which does not serve alcoholic beverages by the drink	-
(65d) Restaurants, sit-down, including the serving of malt beer and wine.	-
(66) Cocktail lounges, nightclubs, taverns and package stores	-
(66a) Sale of beer, wine, or alcoholic beverages served by the drink solely to occupants of a hotel and their guests for consumption only on the premises; provided there is no exterior sign of any type advertising or calling attention to the sale of beer, wine or alcoholic beverages on such premises.	-
(66b) Sale of beer and wine by the package when incidental to other principal retail uses	-
(67) Grocery, confectionery, bakery, pastry shop and similar neighborhood service facilities	-
(68) Laundromats	-
(69) Catering services	-



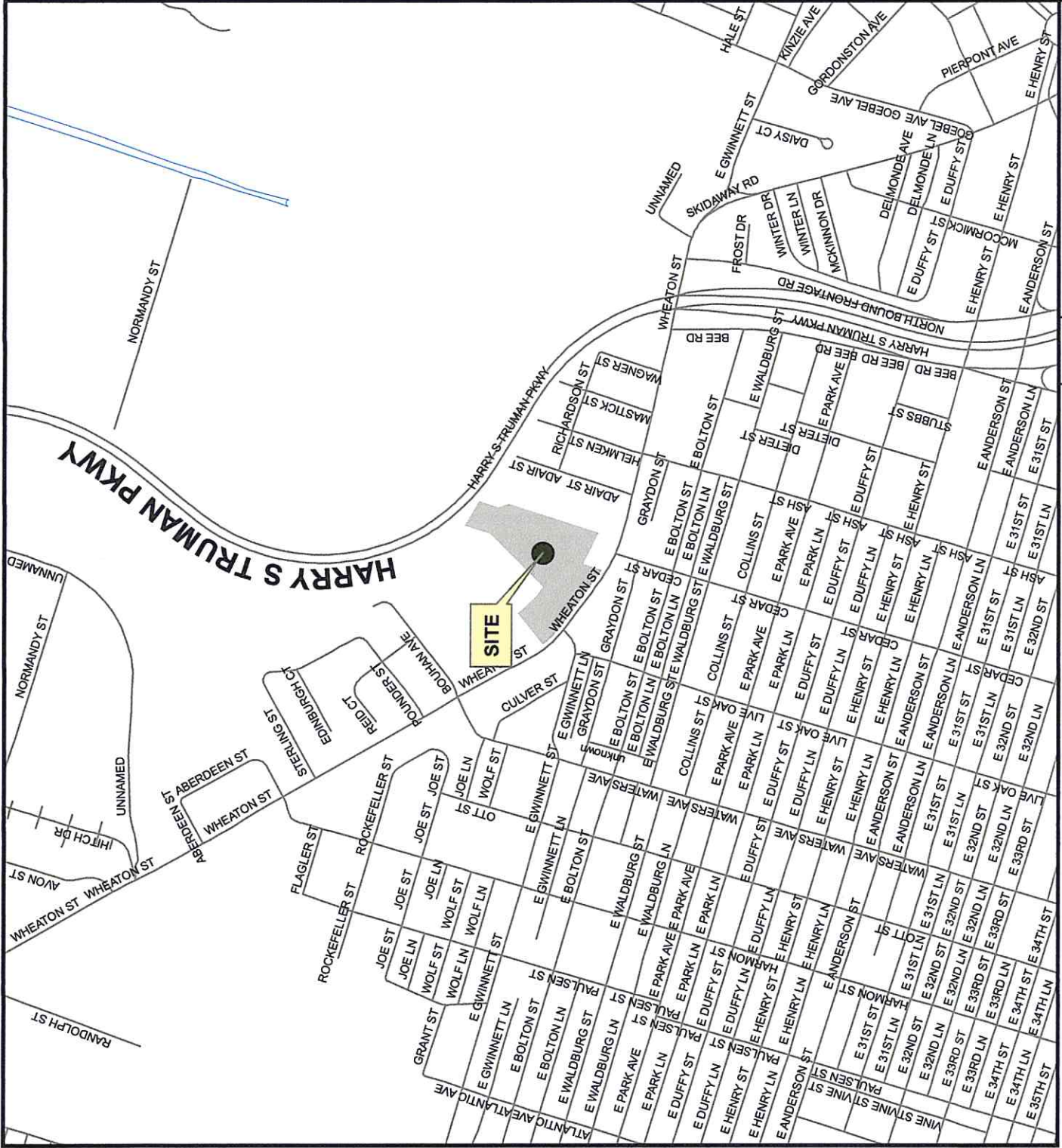
VICINITY MAP

FILE # 18-000497-ZA
 Aldermanic District: 3
 Commission District: 2
 Neighborhood: Blackshear
 Area
 PIN(s): See Map

1/31/2018



CHATHAM COUNTY · SAVANNAH
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1 inch = 800 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.

AERIAL MAP

FILE # 18-000497-ZA
 Aldermanic District: 3
 Commission District: 2
 Neighborhood: Blackshear
 Area
 PIN(s): See Map

1/31/2018



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D
 1 inch = 200 feet



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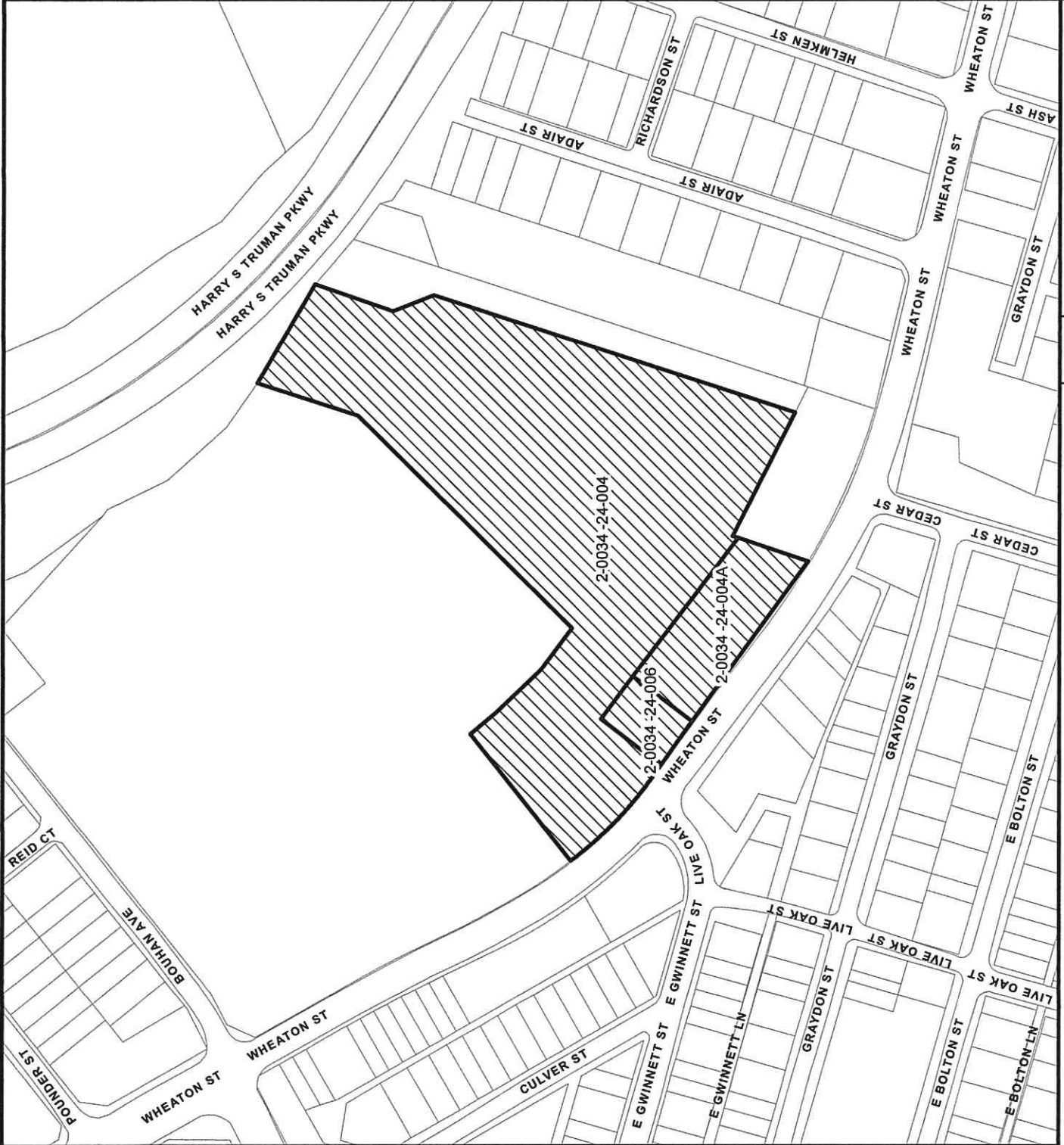
TAX MAP

FILE # 18-000497-ZA
Aldermanic District: 3
Commission District: 2
Neighborhood: Blackshear
Area
PIN(s): See Map

1/31/2018



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1 inch = 200 feet



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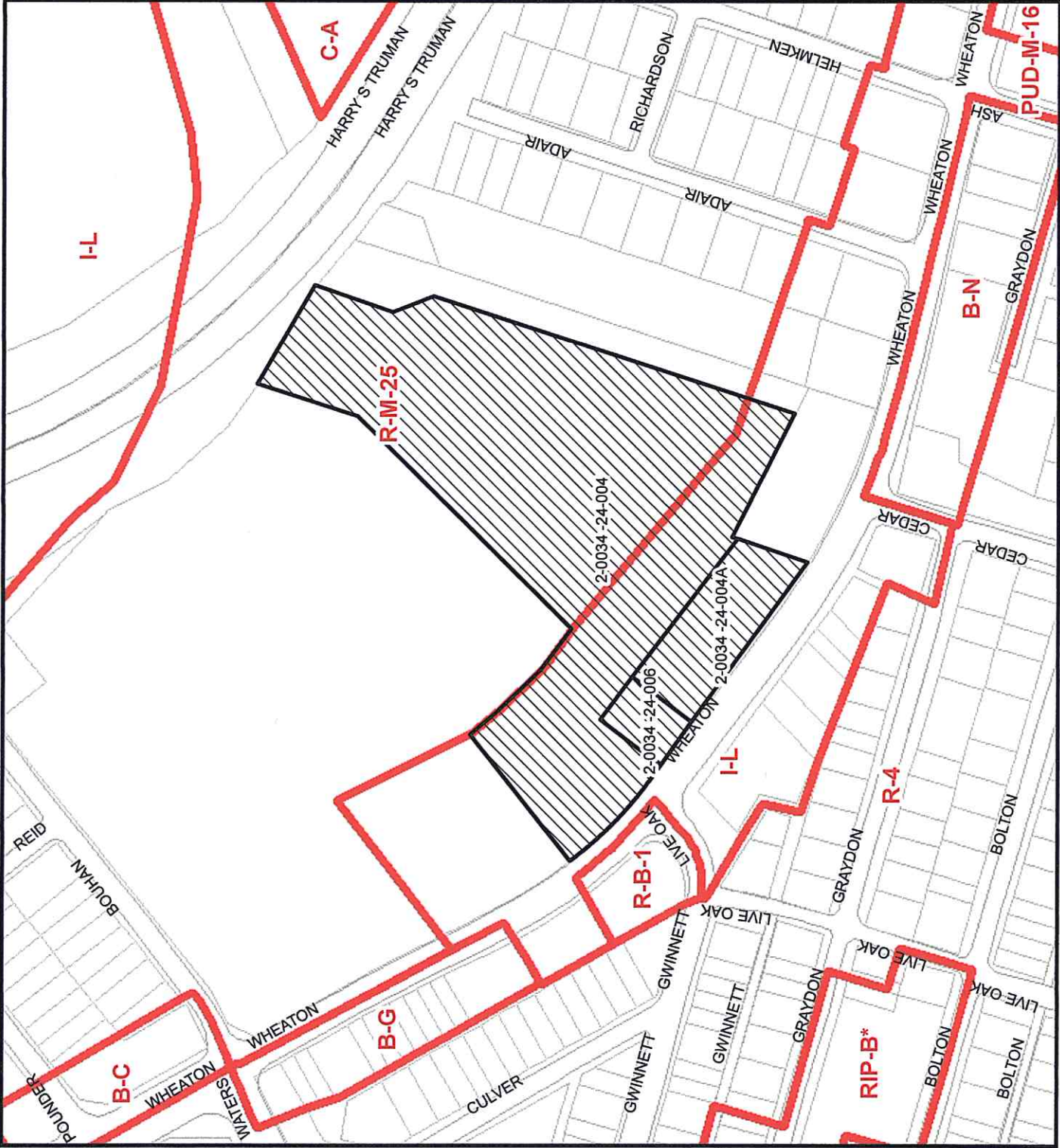
ZONING MAP

FILE # 18-000497-ZA
 Aldermanic District: 3
 Commission District: 2
 Neighborhood: Blackshear Area
 PIN(s): See Map
 Current property zoning(s)
 I-L
 Proposed property zoning:
 RM-25

1/31/2018



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1 inch = 200 feet



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FUTURE LAND USE

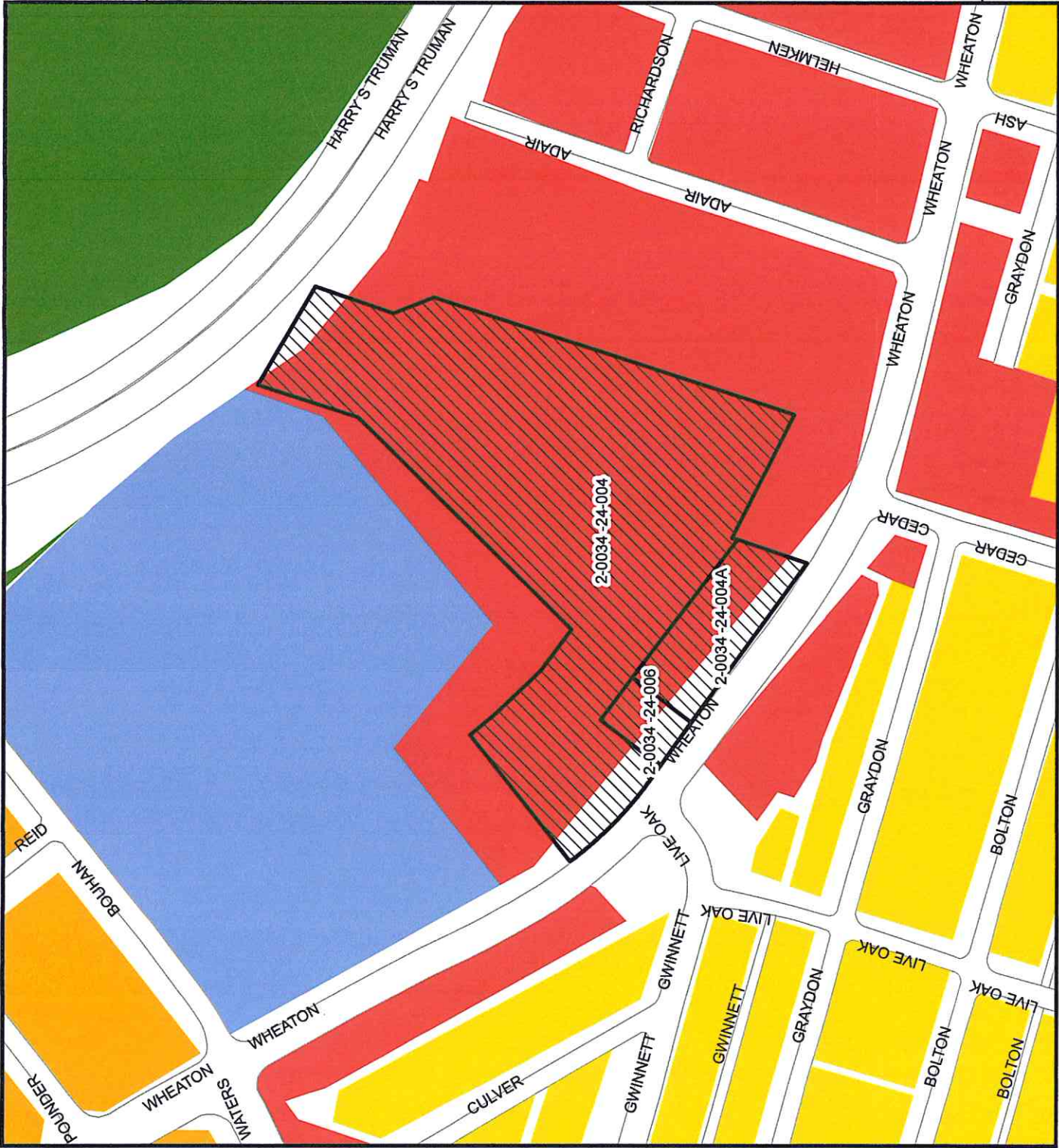
FILE # 18-000497-ZA
 Aldermanic District: 3
 Commission District: 2
 Neighborhood: Blackshear Area
 PIN(s): See Map

- 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

1/31/2018



CHATHAM COUNTY - SAVANNAH
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1 inch = 200 feet

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LABEL MAP

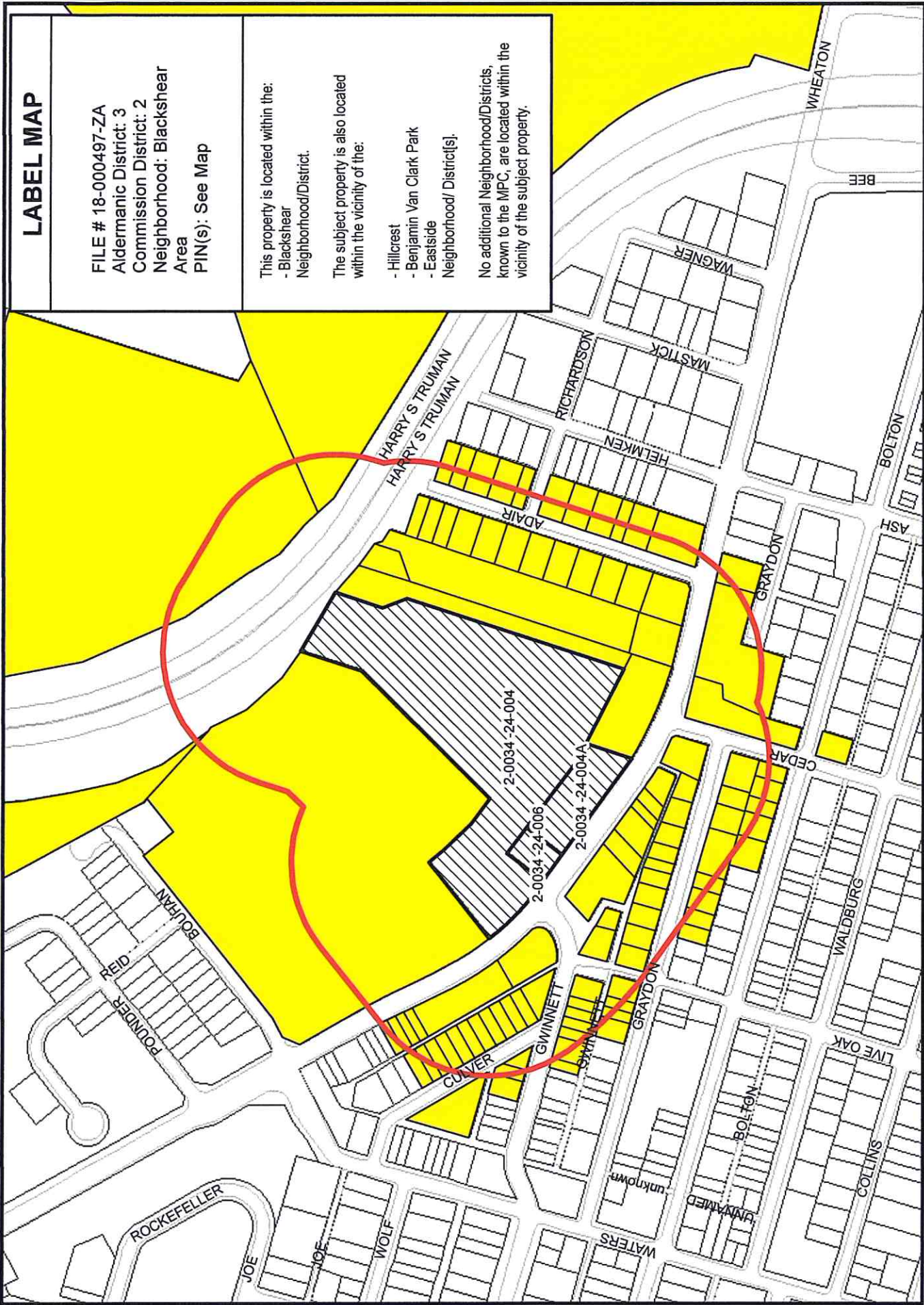
FILE # 18-000497-ZA
 Aldermanic District: 3
 Commission District: 2
 Neighborhood: Blackshear
 Area
 PIN(s): See Map

This property is located within the:
 - Blackshear
 Neighborhood/District.

The subject property is also located
 within the vicinity of the:

- Hillcrest
- Benjamin Van Clark Park
- Eastside
- Neighborhood/ District(s).

No additional Neighborhood/Districts,
 known to the MPC, are located within the
 vicinity of the subject property.



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 SCALES. IN MOST CASES THE INFORMATION HAS NOT BEEN FIELD VERIFIED.
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Date: 1/31/2018

1 inch = 300 feet



CHATHAM COUNTY - SAVANNAH
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