



METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

DATE: JUNE 8, 2021
TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

Petition File No. 21-002124-ZA
Aldermanic District – 2 Leggett

Property Owner/Petitioner: HOS Management – Krishan Gandhi
Address: 815 Wheaton Street
PIN: 20033 12033

MPC ACTION:

Approval of the request to rezone the property listed as 815 Wheaton Street (PIN: 20033 12033) from I-L to IL-T **with the condition** stated in the staff report.

MPC STAFF RECOMMENDATION:

Approval of the request to rezone the property listed as 815 Wheaton Street (PIN: 20033 12033) from I-L to IL-T **with the condition** stated in the staff report.

MEMBERS PRESENT: 8 + Chairman

Joseph Welch, Chairman
Laureen Boles
Elizabeth Epstein
Karen Jarrett
Wayne Noha
Eula Parker
Lee Smith
Dwayne Stephens
Maliak Watkins

PLANNING COMMISSION VOTE: Approve Staff Recommendation (8-0)

| APPROVAL Votes: 8 | DENIAL Votes: 0 | ABSENT |
|---|----------------------------|---|
| Welch Boles Epstein Jarrett Noha Parker Smith Stephens | | Brown Coles Ervin Joyner Watkins Woiwode |

Respectfully submitted,



Melanie Wilson
Executive Director

/jh

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

Petition File No. 21-002124-ZA
Aldermanic District – 2 Leggett

Property Owner/Petitioner: HOS Management – Krishan Gandhi
Address: 815 Wheaton Street
PIN: 20033 12033

MPC Project Planner: Kiakala Ntemo

Report Status: Initial Report

The petitioner is requesting to rezone a 3.1 acre lot on 815 Wheaton Street from its current zoning classification of Light Industrial (I-L) to the proposed zoning classification Light Industrial-Transition (IL-T).

BACKGROUND:

The subject property is located in the Eastside neighborhood on the southwest corner of the intersection where Wheaton Street and the railroad tracks cross. The property was subdivided from its larger lot configuration in December of 2020 (20-002773-SUB) which resulted in the creation of two lots from a single lot. The subject property was formerly owned by CSX railroad company and has remained undeveloped property consisting of wooded land for over the past two decades. The subject property had been zoned I-L prior to the City-wide zoning in 2019.

FACTS AND FINDINGS:

1. **Public Notice:** Mailed notice of the Planning Commission meeting was sent to all property owners within 300 feet of the subject property, signs were posted on site and required newspaper advertisements were run. The notice included instructions on how to access the meeting over the internet.

2. **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 | County office use/vacant land | OI-E/PD |
| East | Auto repair/hair salon | IL-T |
| South | Warehouse | IL-T |
| West | Vacant land/warehouse | I-L |

The County DFCS building is **approximately 95 feet** north of the subject property and is zoned OI-E. Across from the DFCS building on Wheaton Street is vacant land zoned PD, owned by Savannah Housing Authority. Directly east of the subject property on the opposite side of Wheaton Street are businesses that operate as an auto shop, car wash, and a barber shop; all zoned IL-T. Southeast of the subject property is a City owned recreation park zoned C-P, Conservation-Park. **Approximately 330 feet** east of the subject property is the Tiny Homes development for veterans zoned PD. Properties adjacent to the south of the subject property are zoned IL-T and are developed with warehouses. Further southwest of the subject property is Hubert Middle School, which is zoned RSF-5. The southernmost portion of the subject property is **approximately 460 feet** in distance from the building of the school. To the west of the subject property is vacant, undeveloped land and warehouse uses zoned I-L.

3. **Future Land Use:** The Comprehensive Plan Future Land Use Map designates the subject property as Transportation/Communication/Utility. The Comprehensive Plan defines the Transportation/Communication/Utility land use category as an “area dedicated principally to railroad facilities, airports, and similar uses that produce intensive or obtrusive activities that are not readily assimilated into other districts.” The current zoning district I-L permits the uses of railyards, warehouses, outdoor and container storage yards, all which supports the defining language for this future land use category. There are uses within the IL-T that also support the Future Land Use category such as vehicle and freight terminal, passenger terminal, and transportation dispatch and storage.

4. **Existing Light Industrial (I-L) District:**
 - a. **Intent of the I-L Districts:** “The I-L district is established to provide for a wide range of research and development, light manufacturing and assembly, warehousing, and wholesaling activities as well as some support services. These uses are subject to standards intended to ensure such development is compatible with adjacent and nearby non-industrial areas. Development must be operated in a clean and quiet manner, with most activities occurring indoors, and should not be a nuisance to nearby non-industrial uses.”
 - b. **Allowed Uses:** Allowed uses in the I-L district are listed in Table 1 of this report.
 - c. **Development Standards:** The development standards are listed in Table 2 of this report.
5. **Proposed Light Industrial-Transition (IL-T) District:**
 - a. **Intent of the IL-T District:** “The IL-T district is established to accommodate limited heavy commercial, light manufacturing and assembly, research and development, and small-scale warehousing and processing uses in order to promote economic viability, encourage employment growth, and limit the encroachment of non-industrial development within established industrial areas. This district is intended to serve as a buffer between more intensive industrial districts and less intensive business or residential districts. Development must be operated in a clean and quiet manner, with all activities occurring indoors, and should not be a nuisance to nearby non-industrial uses.”
 - b. **Allowed Uses:** The allowed uses are listed in Table 1 of this report.
 - c. **Development Standards:** The development standards are listed in Table 2 of this report.
6. **Transportation Network:** The subject property has frontage on Wheaton Street, a roadway identified as a minor arterial in Appendix A-1 of the City’s Zoning Ordinance with approximately 60 feet of right of way at this particular location.
7. **Public Services and Facilities:** The property is served by the Savannah Police Department, City fire protection, and by City water and sewer services.

ADDITIONAL REVIEW CRITERIA:

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.*

Staff Comment: The range of uses permitted in the IL-T zoning district are more suitable at this location than the range of uses permitted in the current I-L zoning district. Both zoning districts share many of the same uses; however, I-L permits more intense industrial uses such as railyards, general manufacturing, solid waste transfer stations, and container storage yards. IL-T permits uses that may be more compatible for the surrounding area such as theaters, indoor recreation, libraries, and general retail amongst others. IL-T also permits uses that could have adverse impacts towards the nearby school and DFCS building such as package stores and adult oriented businesses.

- II. *Whether the proposed zoning district addresses a specific need in the county or city.*

Staff Comment: The proposed zoning district does not address a specific need in the City.

b. Compatibility

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

Staff Comment: Several of the uses permitted in the IL-T could adversely impact nearby properties and should not be allowed as part of this zoning request. The zoning proposal with limited uses lessens the likelihood of the subject property serving as a potential detriment to the surrounding area.

- 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.*

Staff Comment: The zoning proposal is compatible with the present zoning pattern. However, several permitted uses in IL-T are not compatible with the uses and character of the immediate vicinity. Several properties that front Wheaton Street are zoned IL-T. The only I-L zoned property in the immediate vicinity other than the subject property, is the adjacent former portion of the lot it was subdivided from which does not have frontage on Wheaton Street.

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

Staff Comment: The subject property is under new ownership and it is likely that it will be developed from its current vacant status.

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.

Staff Comment: The zoning proposal conforms with the Future Land Use element of the Comprehensive Plan.

d. Reasonable Use

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

Staff Comment: As currently zoned, the subject property has several reasonable uses. However, the majority of them are industrious in nature and would not fit into the character of the existing area.

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.

Staff Comment: The subject property has adequate infrastructure present for the permitted uses of the proposed zoning district.

ANALYSIS:

Per the City's current Comprehensive Plan, the subject property's Future Land Use category is labeled as Transportation/Communication/Utility. The definition of this Future Land Use category presumes that the land use of the subject property will be developed with uses that are solely supportive of railroad and airport facilities. There is a rail line that runs north of the subject property. Prior to being subdivided, the subject property was part of a larger parcel that was bound to the west by over 2,000 feet of rail line. The subject property has remained undeveloped for decades. The vacancy of the property shows that although the property was near the rail line, it had not been developed to support the rail line other than serving as a natural barrier between other properties.

The IL-T zoning district permits less intense industrial uses and allows for more diverse development with uses that are geared towards commercial, office, and personal services. However, there are several uses permitted in IL-T that pose as a potential detriment to the nearby uses and neighborhood such as package stores and adult oriented businesses amongst a few others. I-L permits more intense industrial uses such as railyards, general manufacturing, solid waste transfer stations, and container storage yards. Consideration should be taken that there are other uses permitted in I-L that are not industrious in nature, but still not compatible with the surrounding neighborhood such as adult oriented businesses. Upon further review, Staff has determined that several uses should not be allowed in this area.

ALTERNATIVES:

1. Recommend approval of the staff recommendation.
2. Deny the petitioner's request.

RECOMMENDATION: Staff recommends **approval** of the request to rezone the property listed as 815 Wheaton Street (PIN: 20033 12033) from I-L to IL-T **with the condition** that the following uses not be permitted:

1. Bar; Tavern
2. Nightclub
3. Substance Recovery
4. Pawnshop
5. Check Cashing; Title Pawn
6. Package Store
7. Adult Oriented Businesses
8. Private Club; Lodge

Note: Staff recommendation could change based on information gathered during the public hearing.

| Table 1: Comparison of Principal Uses for IL (Existing) and IL-T (Proposed) Zoning Districts | |
|--|---|
| IL | IL-T |
| Agriculture, personal | Agriculture, personal |
| Agriculture, restricted | Community Garden |
| Community Garden | Park, general |
| Park, general | Library/community center |
| Post office | Post office |
| Police/fire station or substation | Police/fire station or substation |
| Emergency Medical Services (EMS) substation/ Ambulance Service | Emergency Medical Services (EMS) substation/ Ambulance Service |
| Shelter, emergency | Shelter, emergency |
| Shelter, transitional | Shelter, transitional |
| Soup kitchen | Soup kitchen |
| College, university, seminary | Child/adult day care center |
| Educational building used by a college, university or seminary | Child/adult care center, 24 hour |
| School, trade, vocational or business | College, university, seminary |
| All detention and correctional facilities except as listed below: | Educational building used by a college, university or seminary |
| Correctional transition facility | School, public or private (K-12) |
| Office, general | School, trade, vocational or business |
| Day labor employment center | All places of worship |
| Office, utility/contractor | Private club/Lodge |
| Studio/multimedia production facility | All detention and correctional facilities except as listed below: |
| Indoor firearm range | Substance recovery facility |
| Consumer Fireworks Retail Sales Facility | Office, general |
| Convenience store | Call center |
| Fuel/gas station | Day labor employment center |
| Garden center | Office, utility/contractor |
| Plant nursery | Studio/multimedia production facility |
| Truck Stop | Arena; convention center |
| Warehouse or Office Showroom / Flex Space | Indoor amusement |
| Crematorium | Indoor firearm range |
| Event Venue | Indoor sports facility |
| Dry Cleaner/Laundry, Neighborhood | Indoor archery range/paintball facility |

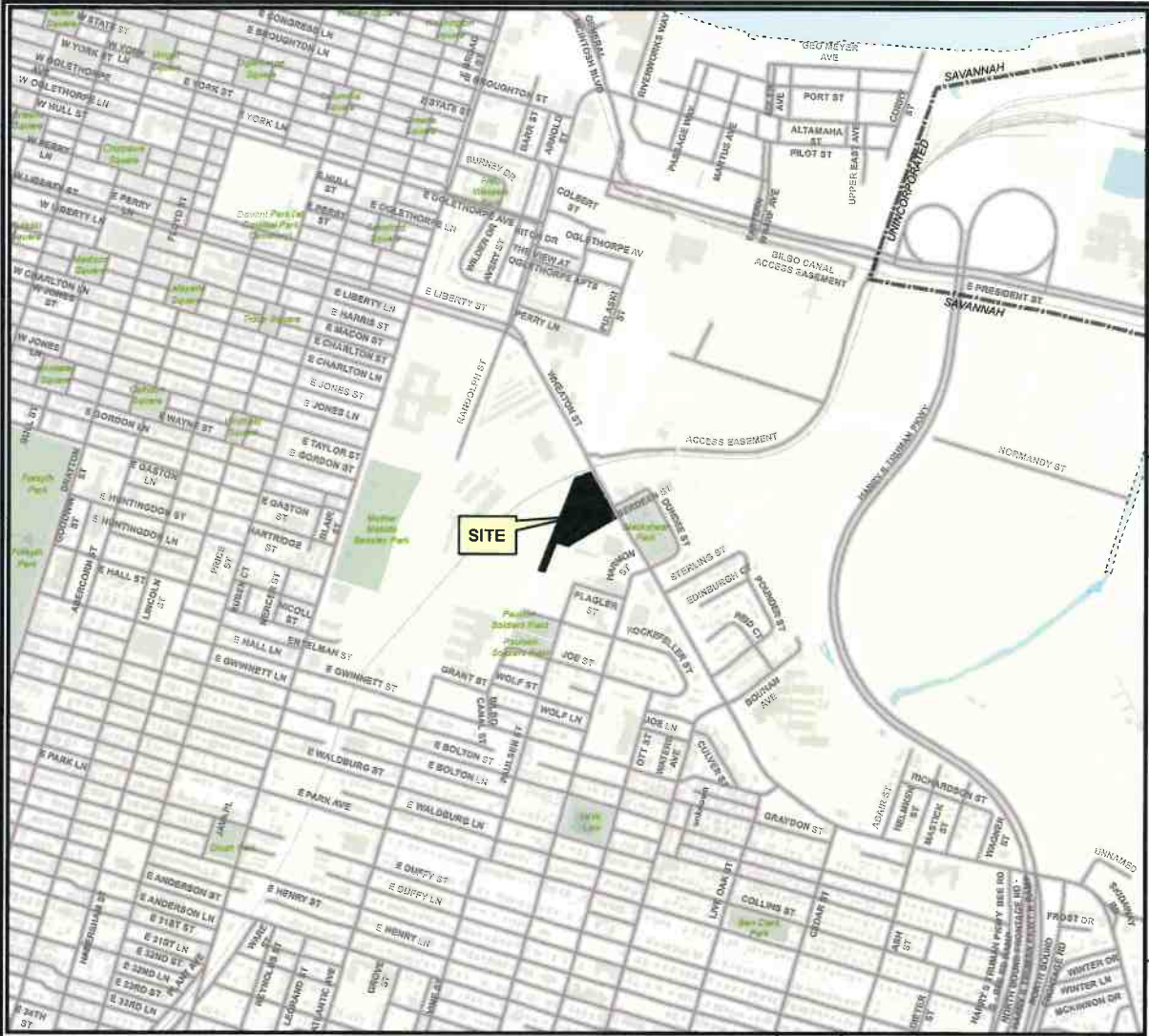
| | |
|---|--|
| Self-service storage facility | Teen Club |
| Tour company terminal | Theater/cinema/ performing arts |
| Distillery, craft, | Outdoor amusement |
| Bar; tavern | Riding academy; Equestrian center; Horse stable, commercial |
| Nightclub | Stadium or outdoor arena; Amphitheater; Outdoor sports facility or complex |
| Restaurant | Retail, general |
| Food Truck Park | Art/photo studio; gallery |
| Retail consumption dealer (on premise consumption of alcohol) | Consumer Fireworks Retail Sales Facility |
| Ancillary retail dealer (off-premise consumption of alcohol) | Convenience store |
| Winery; Meadery; Cidery | Fuel/gas station |
| Brewery, Micro | Flea market; Farmer's market; Open air market |
| Heavy equipment/Heavy vehicle sales, rentals and leasing | Food-oriented retail |
| Vehicle Service, Heavy equipment/Heavy vehicle | Manufactured/modular home sales |
| Vehicle service, minor | Outdoor sales |
| Vehicle service, major | Pawnshop |
| Vehicle towing and impound facility | Pharmacy |
| Vehicle wash, full or self-service | Truck Stop |
| Watercraft sales, repair and service | Warehouse or Office Showroom / Flex Space |
| All adult-oriented businesses | Services, general |
| Dock, Commercial | Animal services, indoor |
| Boat Yard | Animal services, outdoor |
| Watercraft Launch/Ramp | Bank |
| Container Storage Yard | Body art services |
| Outdoor Storage Yard | Business support services |
| Warehousing | Catering establishment |
| Dry cleaning/Laundry plant | Check Cashing; Title Pawn; |
| Salvage yard/Recycling facility | Crematorium |
| Manufacturing, Artisan/Craft | Funeral home; mortuary (not including crematorium) |
| Manufacturing, Limited/Light | Hall, banquet or reception |
| Manufacturing, General | Event Venue |
| Research, testing and development laboratory | Instructional studio or classroom |

| | |
|--------------------------------------|---|
| Mulch or compost processing, Class 2 | Dry Cleaner/Laundry, Neighborhood |
| Mulch or compost processing, Class 6 | Personal service shop |
| Recycling collection facility | Psychic; palmist; medium; fortune teller |
| Solid waste transfer station | Repair-oriented services |
| Airport, airfield; Heliport | Self-service storage facility |
| Intermodal freight yard | Tour company terminal |
| Passenger terminal | Distillery, craft, |
| Railyard | Bar; tavern |
| Transportation dispatch and storage | Nightclub |
| Vehicle and freight terminal | Restaurant |
| Broadcast transmission tower | Retail consumption dealer (on premise consumption of alcohol) |
| Utilities, major | Ancillary retail dealer (off-premise consumption of alcohol) |
| Utilities, minor | Package store (not including wine specialty shops) |
| | Wine Specialty Shop (not including package stores) |
| | Winery; Meadery; Cidery |
| | Brewery, Micro |
| | Hotel/motel, 16-74 rooms |
| | Hotel/motel, 75 or more rooms |
| | 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 |
| | Vehicle service, major |
| | Vehicle towing and impound facility |
| | Vehicle wash, full or self-service |
| | Watercraft sales, repair and service |
| | All adult-oriented businesses |
| | Boat Yard |
| | Watercraft Launch/Ramp |
| | Warehousing |
| | Manufacturing, Artisan/Craft |
| | Manufacturing, Limited/Light |
| | Research, testing and development laboratory |

| | |
|--|-------------------------------------|
| | Recycling collection facility |
| | Parking facility |
| | Passenger terminal |
| | Transportation dispatch and storage |
| | Vehicle and freight terminal |
| | Utilities, major |
| | Utilities, minor |

***highlighted cells show uses that are permitted only in respective district**

| Table 2 Comparison of Development Standards | | |
|---|---------------|---------------|
| Standards | IL | IL-T |
| <u>Lot Dimensions (min. sq. ft)</u> | | |
| Lot Area (min ft) | n/a | n/a |
| Lot width (ft) | n/a | n/a |
| <u>Building (max)</u> | | |
| Building Coverage (max) | 80 | 80 |
| Height (max ft) | n/a | 60 |
| <u>Building Setbacks (min. ft)</u> | | |
| Front yard | 25 | 25 |
| Side (interior) yard | 20 | 15 |
| Side (street) yard | 30 | 25 |
| Rear yard | 20 | 15 |
| From lane | 5 | 5 |
| From access easement | 5 | 5 |
| Building Separation | See Fire Code | See Fire Code |
| <u>Parking Area Setback (min. ft)</u> | | |
| From collector or arterial street row | 15 | 15 |
| From local street row | 10 | 10 |
| From lane, property line or access easement | 5 | 5 |



VICINITY MAP

21-002124-ZA
 815 Wheaton St
 Savannah, Ga
 Aldermanic District: 2 (Leggett)
 Commission District: 2 (Rivers)
 Neighborhood: See Map
 PIN(s): 20033 12033, 20033 12034

SITE

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 = 1,000 feet



Date: 4/23/2021

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



AERIAL MAP

21-002124-ZA
 815 Wheaton St
 Savannah, Ga
 Aldermanic District: 2 (Leggett)
 Commission District: 2 (Rivers)
 Neighborhood: See Map
 PIN(s): 20033 12033, 20033 12034

Date: 4/23/2021



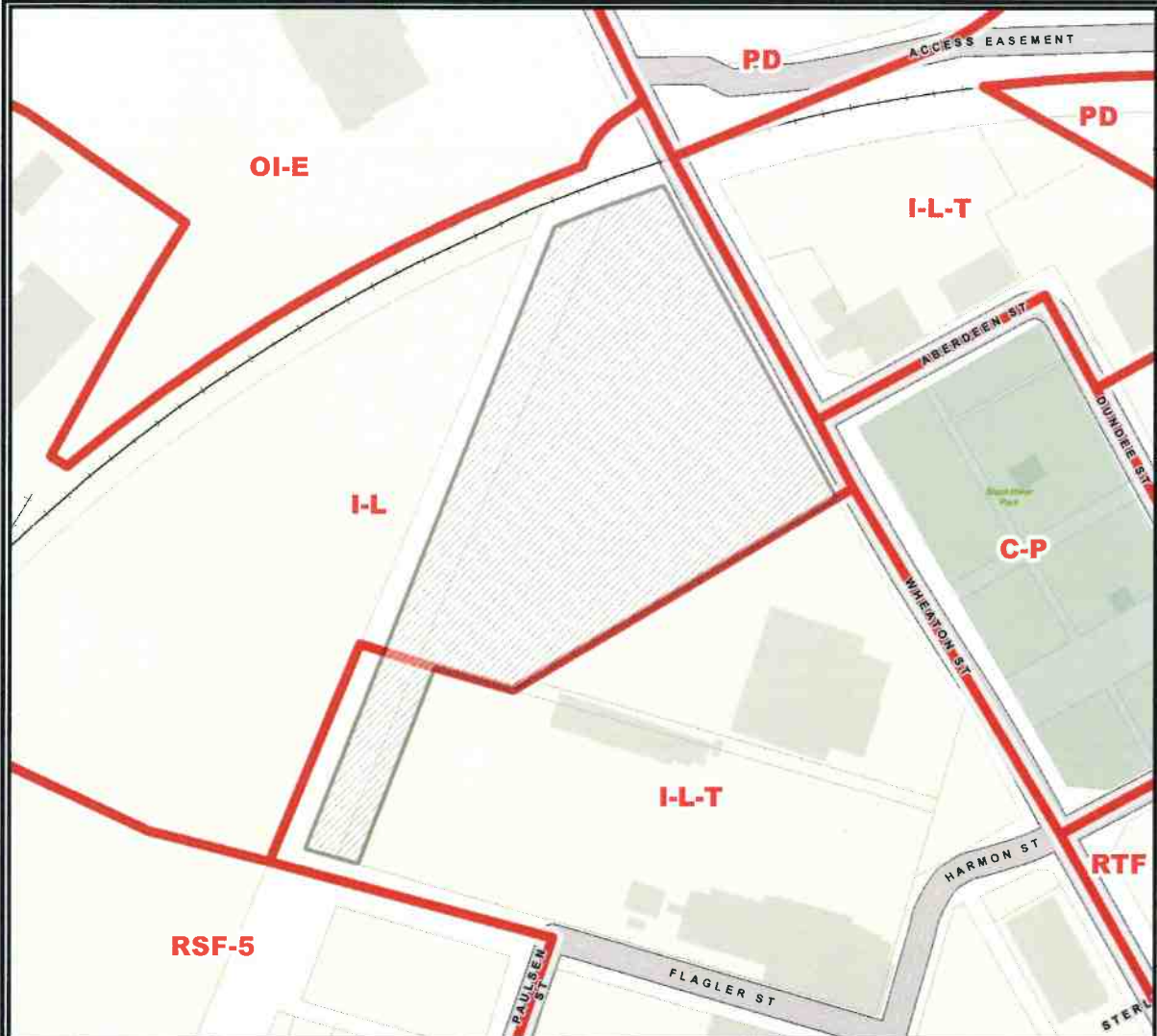
CHATHAM COUNTY - SAVANNAH
METROPOLITAN PLANNING COMMISSION
 110 E. STATE ST. SAVANNAH, GA 31412-8246 PHONE 912-651-1440

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 = 150 feet





ZONING MAP

21-002124-ZA
 815 Wheaton St
 Savannah, Ga
 Aldermanic District: 2 (Leggett)
 Commission District: 2 (Rivers)
 Neighborhood: See Map
 PIN(s): 20033 12033, 20033 12034
 Current property zoning(s) is primarily I-L
 Proposed property zoning: I-L-T
 City of Savannah NewZo Zoning When Applicable

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.



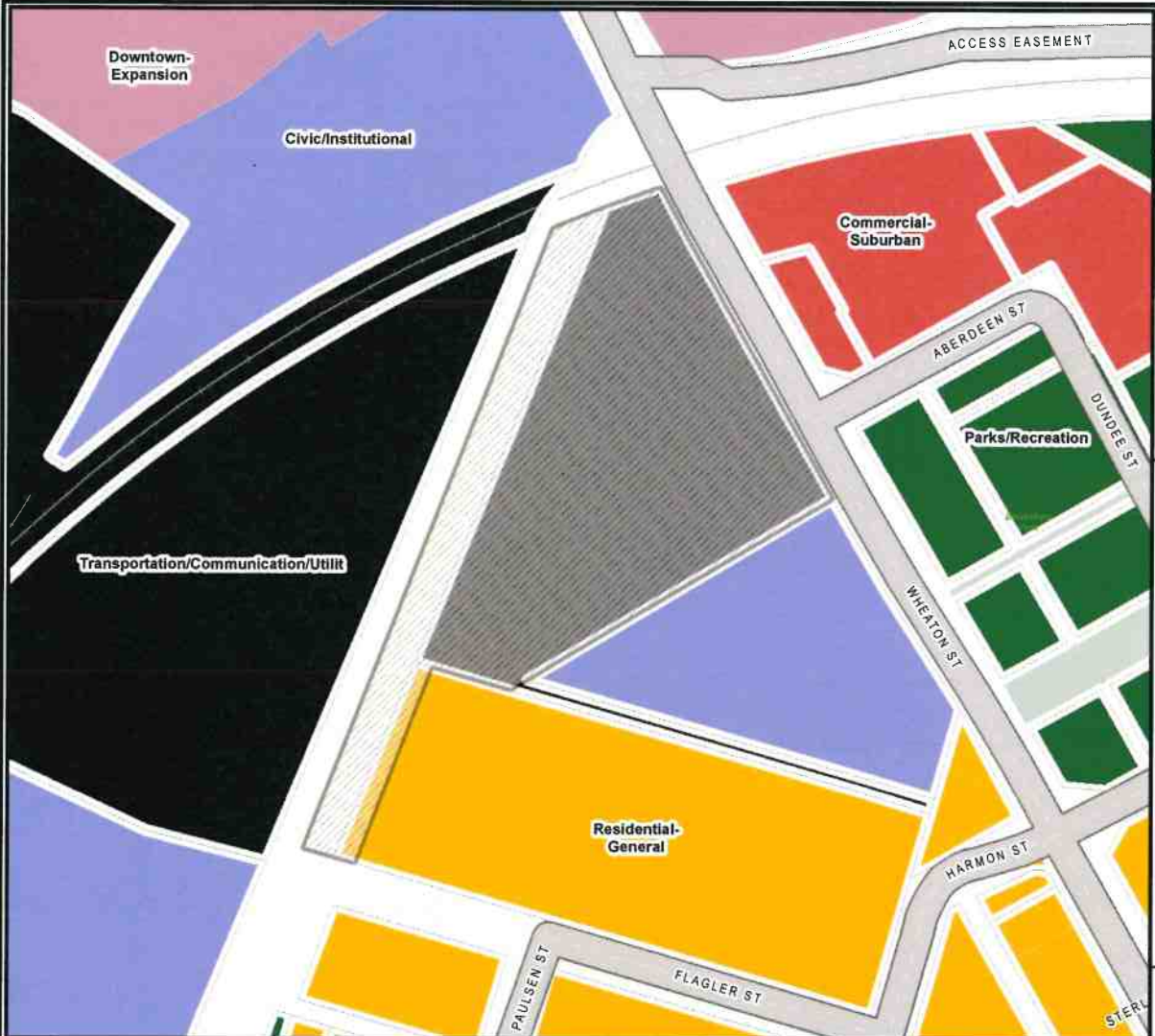
1 inch = 150 feet

Date: 4/23/2021



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





FUTURE LAND USE

21-002124-ZA
 815 Wheaton St
 Savannah, Ga
 Aldermanic District: 2 (Leggett)
 Commission District: 2 (Rivers)
 Neighborhood: See Map
 PIN(s): 20033 12033, 20033 12034

- Downtown- Expansion
- Commercial- Suburban
- Residential- General
- Civic/Institutional
- Transportation/Communication/Utilit
- Parks/Recreation

Date: 4/23/2021

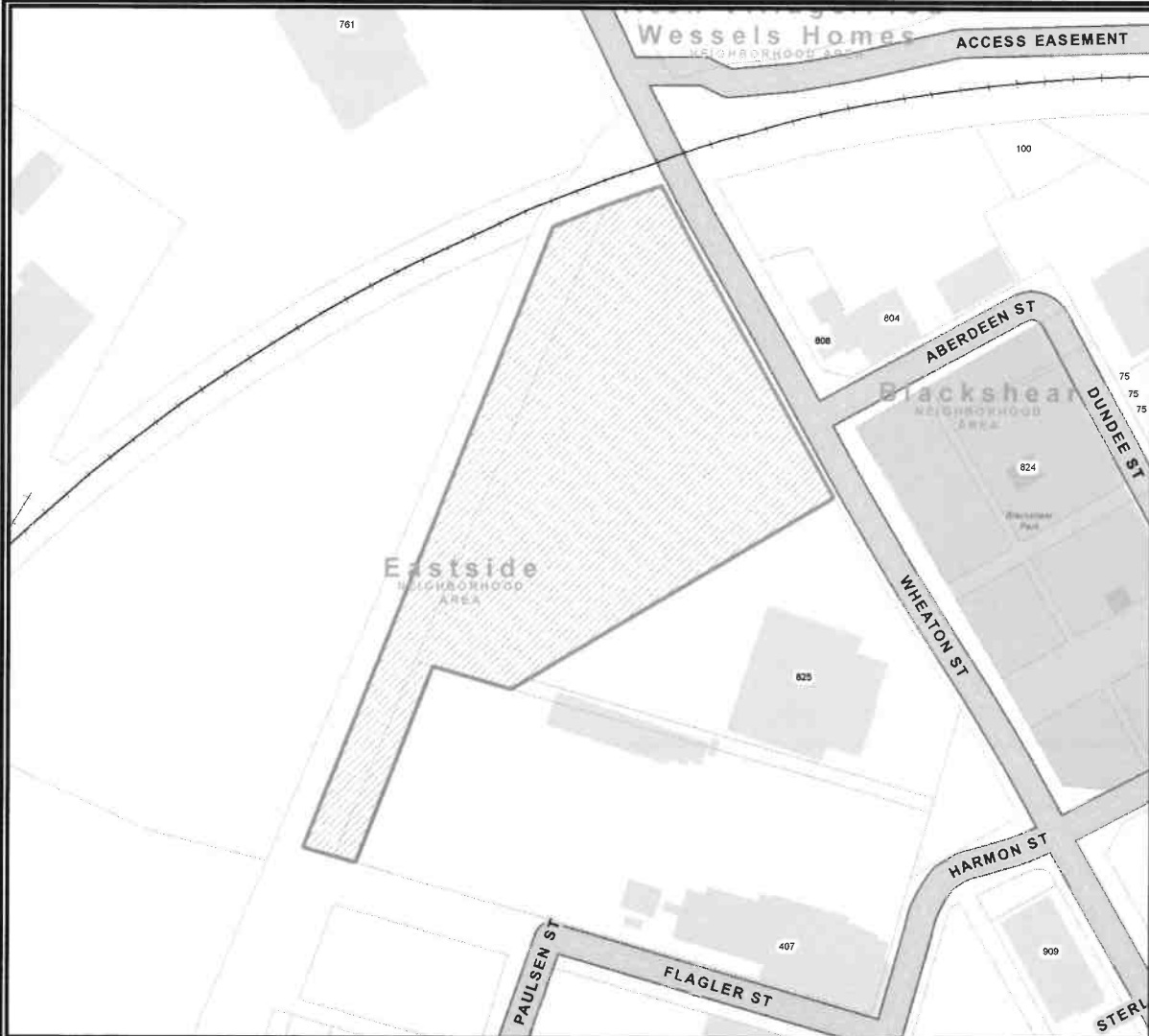


CHATHAM COUNTY · SAVANNAH
METROPOLITAN PLANNING COMMISSION
 110 E. STATE ST. SAVANNAH, GA 31412-6246 PHONE 912-651-1440

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 = 150 feet



TAX MAP

21-002124-ZA
 815 Wheaton St
 Savannah, Ga
 Aldermanic District: 2 (Leggett)
 Commission District: 2 (Rivers)
 Neighborhood: See Map
 PIN(s): 20033 12033, 20033 12034

Date: 4/23/2021



CHATHAM COUNTY - SAVANNAH
METROPOLITAN PLANNING COMMISSION
 110 E. STATE ST. SAVANNAH, GA 31412-9246 PHONE 912-651-1440

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 = 150 feet