



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:

Agent: Robert Isaacson
Owner/Petitioner: Savannah Core
Aldermanic District: 2, Alderman Detric Leggett
County Commission District: 2, Commissioner Larry "Gator" Rivers
Neighborhood/Subdivision: Midtown
Current Zoning District: Traditional Neighborhood, TN-2
Future Land Use (FLU): Traditional Neighborhood
Requested Zoning District: Planned Development – East Broad Market
File No. 21-002411-ZA
Location: 527 East 39TH Street
PIN: 20075 05010 Acreage: .06

MPC ACTION:

Approve the petitioner's request to rezone 527 East 39th Street from TN-2 to PD for the purpose of including it in the East Broad Market Planned Development area.

MPC STAFF RECOMMENDATION:

Deny the petitioner's request to rezone 527 East 39th Street from TN-2 to PD for the purpose of including it in the East Broad Market Planned Development area.

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 (5-4)

APPROVAL Votes: 5	DENIAL Votes: 4	ABSENT
Boles Welch Noha Smith Watkins	Stephens Jarrett Epstein Parker	Brown Coles Ervin Joyner 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





METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

Petition File No. 20-002411-ZA
Aldermanic District 2 – Leggett

Owner: Savannah Core, LLC.
Petitioner: Robert Isaacson
East Broad Market Planned Development
527 E 39th Street

MPC Project Planner: Marcus Lotson

Report Status: Initial Report

Background:

The subject property is located on the south side of East 39th Street between Price Street and East Broad Street. It is 2,760 square feet in size and is developed with a single-family residence built in 1920. The residence is approximately 1,200 square feet in size. Prior to the update of the zoning ordinance in 2019, the property was zoned BN (Neighborhood - Business). However, there are no Business Tax Certificates on file with the City of Savannah suggesting that it has always been used as a residence. The existing TN-2 classification was established with the new ordinance update based on the development pattern, historic residence and Future Land Use Category which is Residential Single Family.

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. Public notice was also posted on site.

1. **Existing Development Pattern:** The land uses and zoning districts surrounding the subject site include:

<u>Location</u>	<u>Land Use</u>	<u>Designation</u>
North	Apartment	PD

East	Restaurant	PD
South	Single-Family	TN-2
West	Single-Family	TN-2

2. **Existing TN-2 Zoning District:**

a. **District Description**

The TN-2 district is intended to “ensure the vibrancy of historic residential neighborhoods with traditional development patterns characteristic of Savannah from approximately 1890 to 1930 during the streetcar and early automobile eras. While the district provides for primarily residential uses, it also includes limited nonresidential uses that were historically deemed compatible with the residential character of neighborhoods, including corner stores and mid-block ground floor office uses. The TN-2 district is intended for use only within the Streetcar Historic Overlay District “.

b. **Allowed Uses:** *Attached Chart (Attachment 1)*

c. **Development Standards:** *Attached Chart (Attachment 2)*

3. **Proposed PD Zoning District:**

a. **District Description:** See attached East Broad Market PD

b. **Allowed Uses:** See attached East Broad Market PD

c. **Development Standards:** See attached East Broad Market PD

4. **Transportation Network:** The subject property abuts East 39h Street, an unclassified local street with a 50-foot right of way and approximately 35-foot paved surface. Transit is available via Route 11 with a stop south of the subject property at 40th Street and East Broad.

5. **Public Services and Facilities:** The property is served by the Savannah Police Department, City of Savannah fire protection and by City of Savannah water and sanitary sewer.

6. **Comprehensive Plan Land Use Element:** The Comprehensive Plan Future Land Use Map identifies the parcel as Residential Single Family. This designation is consistent with the Traditional Neighborhood zoning. The proposed PD would allow

non-residential uses that are not consistent with that designation. Absent a significant change in the development pattern in the area, this parcel is likely to maintain the Residential Singler Family designation.

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: Yes. The range of uses permitted under the current zoning are more suitable for the subject property than those permitted under the proposed zoning.

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

Staff Comment: No specific need is being addressed.

b. Compatibility

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

Staff Comment: Yes. The zoning proposal would allow development inconsistent with the residential nature of most of the street.

- 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: No. The introduction of commercial uses at this location is not compatible with the character of the surrounding area.

- 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: No. There are no conditions affecting the property that give support for changing the current zoning.

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: No. The proposed zoning is not consistent with this designation.

d. Reasonable Use

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

Staff Comment: Yes. The property has a reasonable use as currently zoned.

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: Yes. The facilities identified in the above criteria are available.

f. Proximity to a Military Base, Installation or Airport

In accordance with the O.C.G.A. §36-66-6, when a rezoning is proposed for property located within 3,000 feet of a military base, installation or airport, or within the 3,000-foot Clear Zone and Accident Prevention Zones I and II as prescribed in the definition of an Air Installation Compatible Use Zone that is affiliated with such base.

Staff Comment: The subject site **is not** located within 3,000 feet of a military base or within the other listed zones.

ANALYSIS:

The subject property is a part of a very stable residential block that exhibits characteristics of a Traditional Neighborhood. Other than on corner lots, nonresidential uses are not typical in neighborhoods that have this development pattern. However, the Planning Commission found the proposed use of the property to be compatible with the surrounding area and the intent of the Planned Development as a mixed use neighborhood.

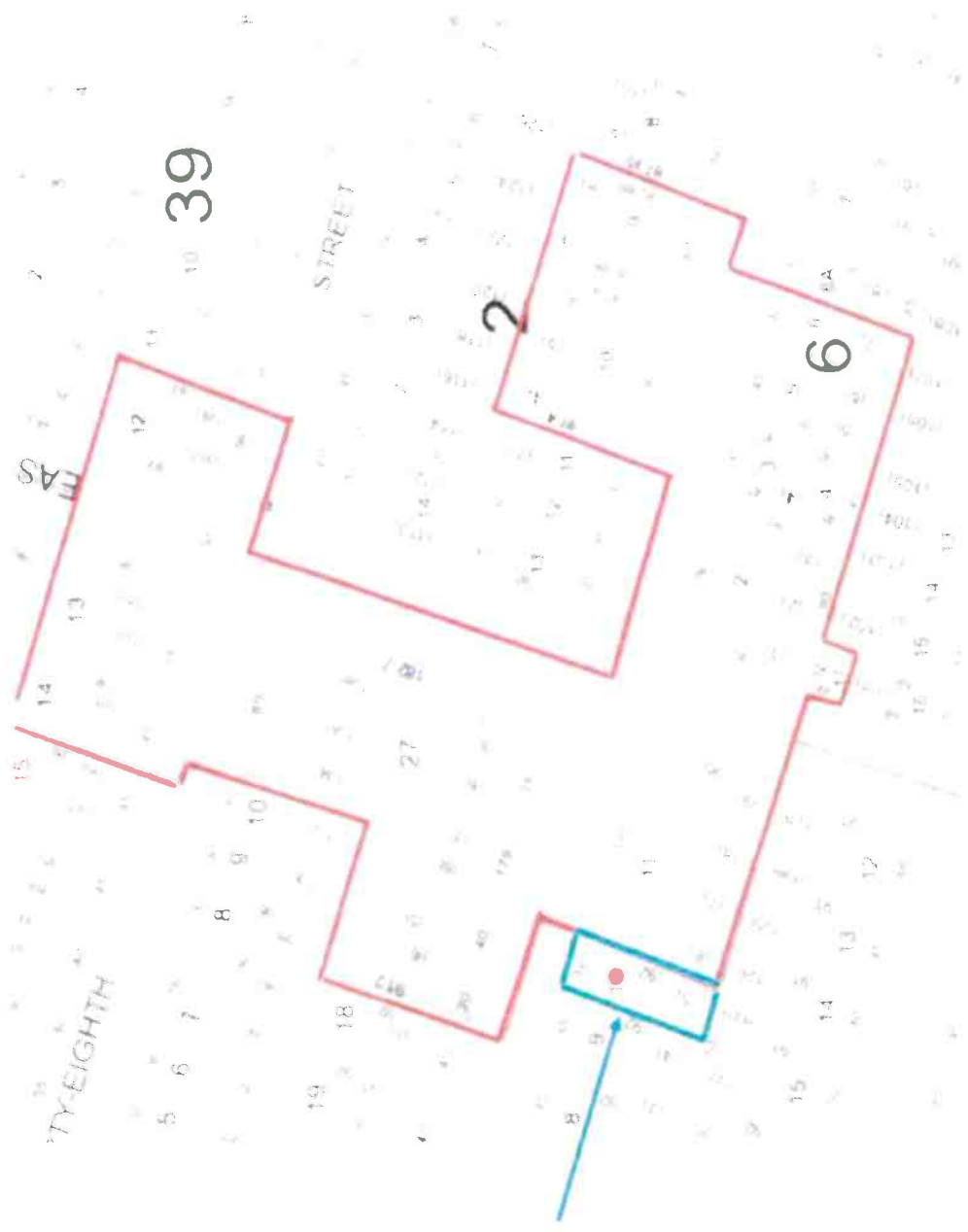
RECOMMENDATION:

The Planning Commission recommends **approval** of the petitioner's request to rezone 527 East 39th Street from TN-2 to PD for the purpose of including it in the East Broad Market Planned Development area.

acres	address	pin
0.14	2121 E Broad	20064 40013
0.12	602 E. 38th	20064 39012
0.09	534 E. 38th	20064 40014
0.59	533 E. Broad	20064 43027
0.25	535 E. 39th	20075 05011
0.19	601 E. 39th	20075 06002
0.02	E. Broad	20075 06017
0.05	607 E. 39th	20075 05003
0.05	607 E. 39th	20075 06004
0.09	609 E. 39th	20075 06005
0.06	613 E. 39th	20075 06006
0.19	608 E. 39th	20075 02010
<u>0.12</u>	<u>612 E. 39th</u>	<u>20075 02009</u>

1.96 Current Total Acres

0.06 527 E. 39th IN-2
 2.02 Proposed Total
 3.1% increase



VICINITY MAP

21-002411-ZA
 527 E 39th St.
 Savannah, Ga
 Aldermanic District: 2 (Leggett)
 Commission District: 2 (Rivers)
 Neighborhood: See Map
 PIN(s): See Map

Date: 4/27/2021



CHATHAM COUNTY · SAVANNAH
METROPOLITAN PLANNING COMMISSION
 110 E. STATE ST. SAVANNAH, GA 31415-8246 PHONE 912-651-1440



1 inch = 500 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.

ZONING MAP

21-002411-ZA
527 E 39th St.,
Savannah, Ga
Aldermanic District: 2 (Leggett)
Commission District: 2 (Rivers)
Neighborhood: See Map
PIN(s): See Map

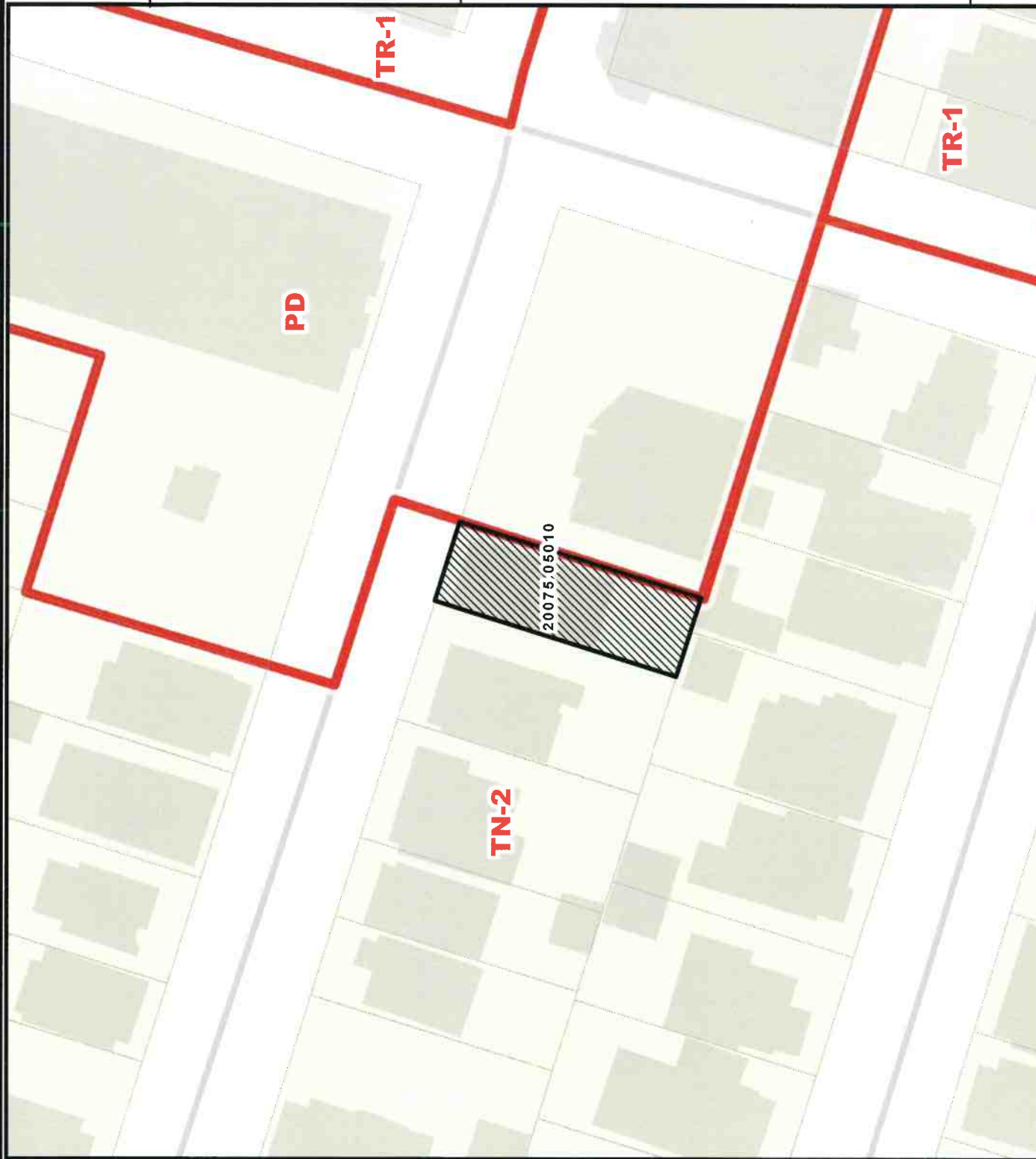
Current property zoning(s) is primarily
TN-2
Proposed property zoning:
PD

City of Savannah NewZo Zoning When Applicable

Date: 4/27/2021



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1 inch = 50 feet

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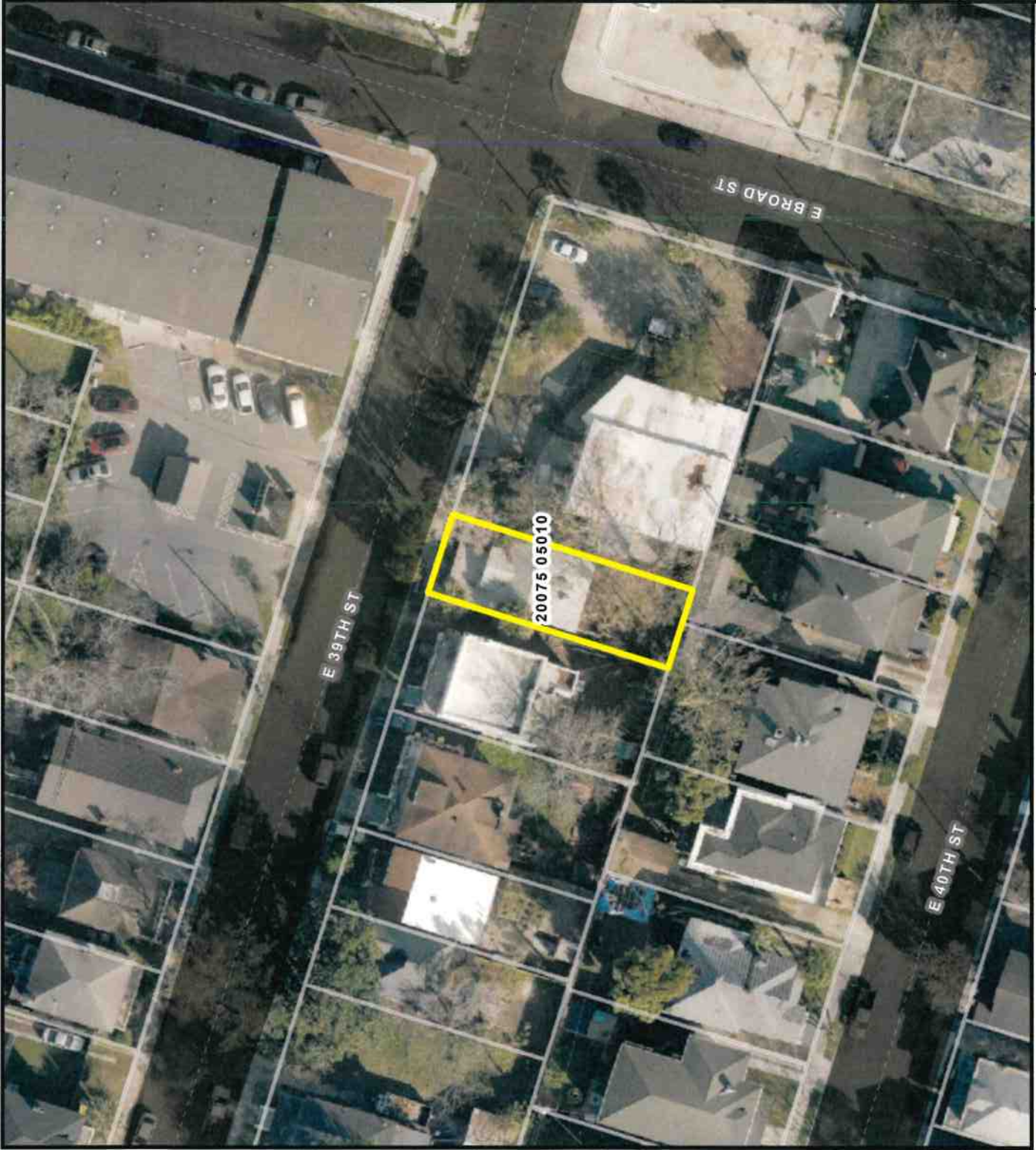
AERIAL MAP

21-002411-ZA
527 E 39th St.
Savannah, Ga
Aldermanic District: 2 (Leggett)
Commission District: 2 (Rivers)
Neighborhood: See Map
PIN(s): See Map

Date: 4/27/2021



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METROPOLITAN PLANNING COMMISSION
110 E. STATE ST. SAVANNAH, GA 31412-6246 PHONE 912-851-1440



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1 inch = 50 feet

D

FUTURE LAND USE

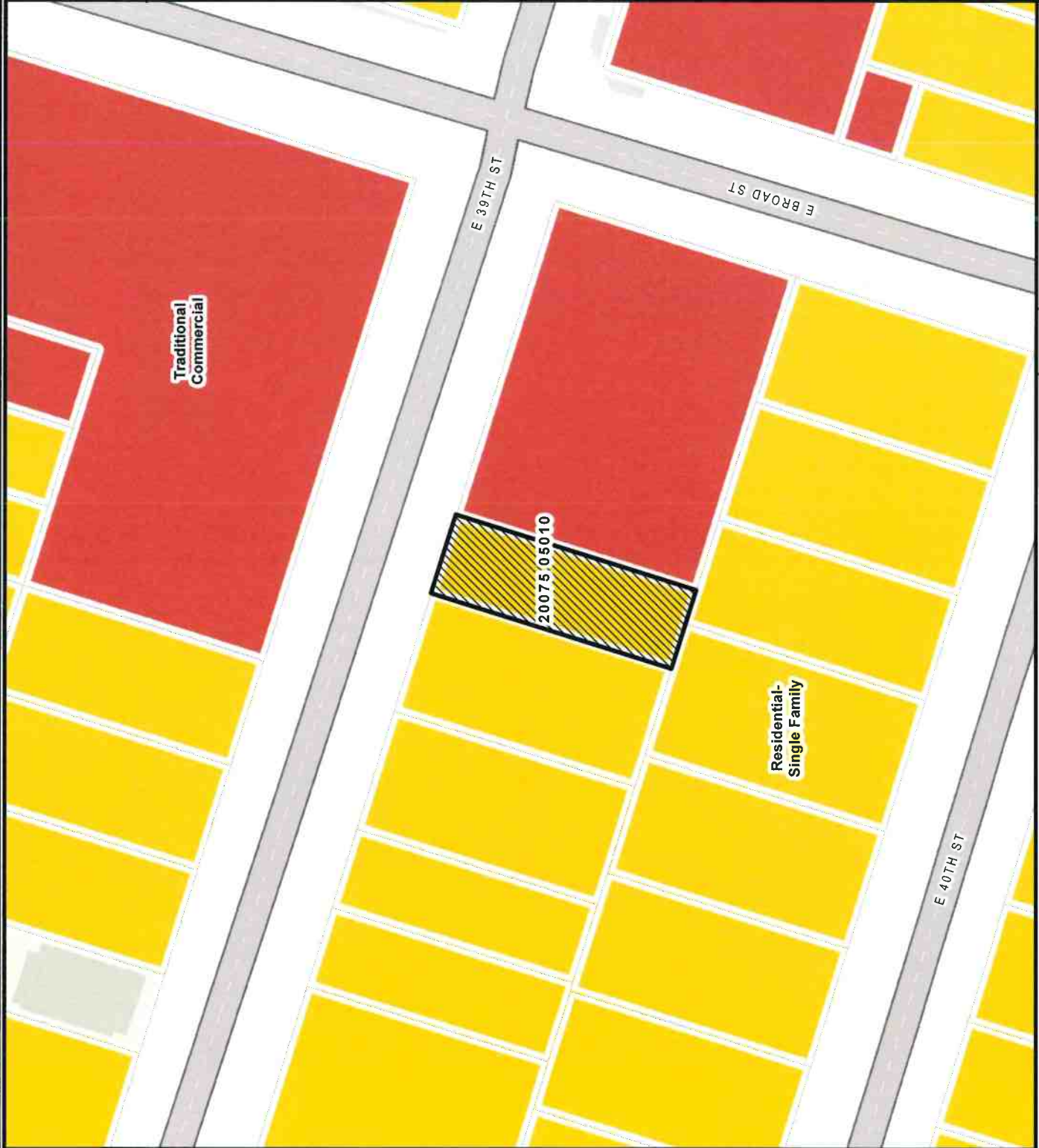
21-002411-ZA
527 E 39th St.
Savannah, Ga
Aldermanic District: 2 (Leggett)
Commission District: 2 (Rivers)
Neighborhood: See Map
PIN(s): See Map

- Traditional Commercial
- Residential- Single Family

Date: 4/27/2021



CHATHAM COUNTY SAVANNAH
METROPOLITAN PLANNING COMMISSION
110 E. STATE ST. SAVANNAH, GA 31412-8248 PHONE 912-851-1440



1 inch = 50 feet

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LABEL MAP

21-002411-ZA
527 E 39th St.
Savannah, Ga
Aldermanic District: 2 (Leggett)
Commission District: 2 (Rivers)
Neighborhood: See Map
PIN(s): See Map



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



1 inch = 150 feet



THIS MAP IS A COMPILATION OF INFORMATION FROM VARIOUS SOURCES AND SCALES. IN MOST CASES THE INFORMATION HAS NOT BEEN FIELD VERIFIED.
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From: [Daniel Chapman](#)
To: [Marcus Lotson](#)
Subject: rezoning 527 E 39th St.
Date: Sunday, June 6, 2021 7:49:55 AM

Dear MPC,

I am a longtime resident, member of Baldwin Park Neighborhood Association (BPNA), and Georgia Southern professor. I have lived on 40th street for 12 years and my house is directly behind 527 E. 39th, the property that Mr. Isaacson is proposing to rezoneso that the house can be used as a restaurant.

I know Bob personally because he and his wife owned and operated a daycare on the corner of Waters and Duffy that my son attended. Their motto was "Progressive , Affordable, Diverse". They delivered on that motto like no other daycare in Savannah. I was grateful for that.

Bob has worked with the BPNA to put in establishments that improve the neighborhood. He has been responsive to the concerns of the residents. We certainly appreciate Issacson's efforts in rehabbing the houses on East Broad and 39th and Hop Atomica has been a great benefit to the neighborhood. Personally, I think it is the best pizza in Savannah.

I believe Isaacson and his partners have been fine stewards of the properties they own in our neighborhood. I can't say that I have agreed with every idea he has presented to the BPNA, but, as I said earlier, he has been responsive to our concerns. I am not concerned at all with this request for rezoning 527 E. 39th.

I support this application for re-zoning.

Daniel Chapman

Marcus Lotson

From: Bob Isaacson <bob.isaacson@gmail.com>
Sent: Friday, June 4, 2021 3:24 PM
To: Guilherme Santos
Cc: Marcus Lotson
Subject: Re: New restaurants

Thank you for your email

On Fri, Jun 4, 2021 at 3:20 PM Guilherme Santos <guilhermeasantos@gmail.com> wrote:

To whom it may concern

I live on 39th St. approximately a block away from the house which is being petitioned for rezoning for restaurant use

I can say that the addition of Hop Atomica to the neighborhood has been wonderful.
It is a great restaurant and so convenient to walk to

I would love to see additional low impact restaurants and retail in the neighborhood which in my opinion just adds to the vibrancy and enjoyable pedestrian friendly lifestyle of this Intown neighborhood

Thanks. G

--

Bob Isaacson
912-484-3366

From: [Scott Cleaveland](#)
To: [Marcus Lotson](#)
Subject: Restaurant Zoning for 527 E 39th
Date: Monday, June 7, 2021 11:15:44 AM

Mr. Larson, I am a 16 year resident of the Baldwin Park neighborhood and have been an active member of our association currently serving on the BPNA board.

I cannot submit a formal support from BPNA because our next meeting is literally a couple of hours after the June 8 MPC. But as an association we want walkable food and beverage, plus shopping options surrounding our neighborhood. We actively supported before council and MPC both the Lone Wolf at 40th and Lincoln and Hop Tomica at 39th and East Broad. We are even been seeing nascent retail at Harmon and 39th. They are hugely successful and very popular establishments supported by our neighborhood.

We know that the Isaacson's and their partners are bringing 527 E. 39th before the MPC to have its restaurant zoning reinstated. That would be in keeping with the type of economic development that we desire and support.

So all of that is to say, I would request that you return the property to restaurant zoning. Having watched Waters between 37th and victory become a commercial void, we support all of the economic development that can possibly lead towards an economically healthier, more dynamic community.

Please feel free to give me a call call if you have any questions.

All the best, be well.
Scott Cleaveland
912-598-8278.