



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 1, 2022

TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH

FROM: METROPOLITAN PLANNING COMMISSION

SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

Petitioner: Ellen Harris, Agent

Owner: Heath Shelton

Aldermanic District: 3, Wilder-Bryan

County Commission District: 2, Rivers

Neighborhood/Subdivision: Dale Terrace / Olympus/ Victory Square

Current Zoning District: B-N (Neighborhood Business)

Future Land Use (FLU) Category: Commercial Suburban

File No. 22-000444-ZA

Location: Williams Street

PIN: 20084 05003 Acreage: 0.26

MPC ACTION:

Approval of the request to rezone the subject property from B-N to TC-1.

MPC STAFF RECOMMENDATION:

Approval of the request to rezone the subject property from B-N to TC-1.

MEMBERS PRESENT: 12 + Chairman

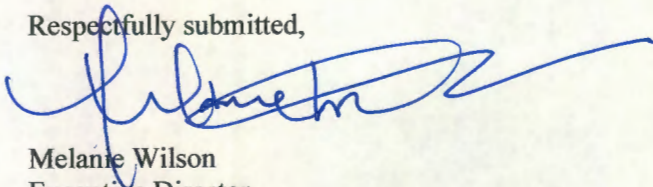
Joseph Welch, Chairman
Laureen Boles
Travis Coles
Elizabeth Epstein
Joseph Ervin
Karen Jarrett
Jay Melder
Wayne Noha
Jeff Notrica

Dwayne Stephens
Malik Watkins
Tom Woiwode
Shedrick Coleman

PLANNING COMMISSION VOTE: Approve Staff Recommendation (13-0)

APPROVAL Votes: 13	DENIAL Votes: 0	ABSENT
Welch Boles Coles Coleman Epstein Ervin Jarrett Melder Noha Notrica Stephens Watkins Woiwode		Smith

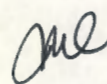
Respectfully submitted,



Melanie Wilson
Executive Director

/ml

Enclosure



cc: Mark Massey, Clerk of Council
Lester B. Johnson, Assistant City Attorney
Jennifer Herman, Assistant City Attorney
Bridget Lidy, Department of Inspections



CHATHAM COUNTY-SAVANNAH
METROPOLITAN PLANNING COMMISSION
“Planning the Future, Respecting the Past”

STAFF REPORT



Figure 1 Location Map

File No. 22-000444-ZA

Location: Williams Street

PIN: 20084 05003 Acreage: 0.26

Prepared by Melissa Leto, Senior Planner

Petitioner: Ellen Harris, Ethos Preservation, Agent for property owner

Owner: Heath Shelton

Aldermanic District: 3 - Alderman Linda Wilder-Bryan

County Commission District: 2 - Commissioner Larry Rivers

Neighborhood/Subdivision: Dale Terrace / Olympus/ Victory Square

Current Zoning District: B-N (Neighborhood Business)

Future Land Use (FLU) Category: Commercial Suburban

Request:

The petitioner, Ellen Harris, agent for Heath Shelton, is requesting a rezoning of a parcel from a B-N (Neighborhood - Business) district to a TC-1 (Traditional Commercial - 1) district.

The property, 0.26 acres, is located on the west side of Williams Street between Victory Drive and Kerry Street. The property identification number is 20084 05003.

Background:

The subject parcel abuts 2818 Bee Road and is owned by the same property owner. The 2818 Bee Road parcel was approved at City Council in 2020, to be rezoned from the B-N (Neighborhood Business) district and the B-C (Community Business) district to the TC-1 (Traditional Commercial District) zoning district. The property is currently under construction for a townhome development.

The petitioner would like to rezone the vacant piece of property behind 2818 Bee Road facing Williams Street from the B-N (Neighborhood Business) district to the TC-1 (Traditional Commercial District) zoning district.

There are ten (10) parcels with frontage along the west side of Williams Street, on the same block face as the subject site. Of these, there are six (6) (including the subject site) parcels classified as B-N (Neighborhood Business), and four (4) parcels that are classified as B-C (Community Business).

There are six (6) parcels with frontage along the east side of Williams Street, across the street from the subject site. Of these, four (4) are classified as RSF-6 (Residential Single-family-6), and two (2) are classified as B-C (Community Business). (**Refer to Exhibit A – Photos of Subject Site and Surrounding Area**).

The subject property is designated *Commercial Suburban* on the Future Land Use Map, which is incompatible with the requested TC-1 zoning classification. However, MPC staff is currently reviewing FLUM designations and the subject parcel's Future Land Use classification may change.

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. Public notice was posted on site.
- 2. Existing Zoning and Development Pattern:** The area surrounding the subject site includes commercial and residential uses. Residential structures southwest of the subject site are predominantly single-family. Commercial uses in the vicinity include a mix of retail and food service establishments.
- 3. Site:** The subject property consists of a single parcel, 0.26 acres in area, located south of East Victory Drive. The parcel is in the B-N (Neighborhood Business) zoning classification. The parcel is a vacant piece of property. The land uses and zoning districts surrounding the subject site include:

Location	Land Use	Existing Zoning
North	Commercial	B-C
South	Undeveloped	RSF-6
East	Fire Substation	B-N
West	Multi-family townhomes	TC-1

The subject property abuts a townhome development to the west, which is owned by the same property owner as the subject parcel.



Surrounding uses map



Merchants on Bee (B-N) to the left & (RSF-6) single-family to the right



Subject parcel (B-N) to the left & (RSF-6) single-family to the right



Office (B-C) to the left & (B-C) Health Care Facility to the right

Impact and Suitability

1. **Transportation Network:** The site has frontage and access on Williams Street, an existing residential street.
2. **Public Services and Facilities:** The subject parcel has access to the City's public water, sewer, and stormwater systems.
3. **Chatham Area Transit (CAT):** The property is served by CAT. There is one bus stop within walking distance, located on South Victory Drive.
4. **Comprehensive Plan Land Use Element:** The Chatham County-Savannah Comprehensive Plan Future Land Use Map (FLUM) designates the subject property as *Commercial Suburban*. The proposed TC-1 zoning district is *incompatible* with the

Commercial Suburban land use designation, per Article 5 Sec. 5.13.2. However, MPC staff is currently reviewing FLUM designations and the subject parcel's Future Land Use classification may change.

5. Existing B-N Zoning District:

- a. **Intent of the B-N District:** "The B-N district is established to permit small-scale, neighborhood-oriented nonresidential uses and upper-story residences. This district is intended to provide for limited commercial opportunities in a walkable environment and to reduce or prevent impacts on adjacent or nearby residential uses. Uses in this district are intended to be located primarily on collector or arterial streets within convenient traveling distance from neighborhoods which they will serve."
- b. **Allowed Uses:** The B-N district is predominantly a nonresidential zoning classification. The district does allow for upper-story residential. A list of the permitted uses allowed within the B-N district is attached (**Refer to Table 2**).
- c. **Development Standards:** The development standards for the B-N district appear in the attached table (**Refer to Table 1**) of this report.

6. Proposed TC-1 Zoning District:

- a. **Intent of the TC-1 District:** "The TC-1 district is established to ensure the vibrancy of historic mixed-use neighborhoods with traditional development patterns characteristic of Savannah during the streetcar and early automobile eras. The district provides for commercial areas that are developed at a mass and scale harmonious with nearby residential neighborhoods."
- b. **Allowed Uses:** The TC-1 district allows for mixed-use with appropriately scaled commercial-oriented uses allowed. A list of the permitted uses allowed within the TC-1 district is attached (**Refer to Table 2**).
- c. **Development Standards:** The development standards for the TC-1 district appear in the attached table (**Refer to Table 1**).

Zoning Ordinance Review

The following review criteria for rezoning are prescribed in the Savannah Zoning Ordinance Sec. 3.5.8

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.

MPC Comment: The range of uses permitted under the current and proposed zoning are different. The B-N classification allows for upper residential and

commercial uses. The proposed TC-1 zoning would allow for a variety of residential uses such as single-family, two-family, three / four-family, townhouses, stacked townhouses, apartments, as well as upper story residential.

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

MPC Comment: The City recognizes the need for additional housing.

b. Compatibility

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

MPC Comment: Based on the location, the rezoning of this parcel would not adversely affect the existing uses. This area is a transitional area bordering both residential and more commercial uses.

- 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.

MPC Comment: The zoning proposal is compatible with the present zoning pattern, being that it is adjacent to commercial as well as residential uses.

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

MPC Comment: The proposed development is consistent with the existing development pattern. There has been an influx of new residential development in the surrounding area, including the adjacent townhome development on Bee Road and a recent rezoning approval to construct multi-family apartments that will include 280 dwelling units.

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.

MPC Comment: The Olympus + Victory Manor Area Development Response Study found that properties south of Victory Drive would benefit from a reclassification to the *Traditional Commercial* land-use designation on the Future Land Use Map, which would permit the requested TC-1 zoning classification.

d. Reasonable Use

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

MPC Comment: The property has reasonable use under the current zoning but will not accommodate single-family residential.

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.

MPC Comment: Adequate services are available.

f. Proximity to a Military Base, Installation or Airport

MPC Comment: The subject parcel is not located near a military base, installation, or airport.

Policy Analysis

The petitioner requests approval to rezone one (1) parcel bounded by East Victory Drive and Kerry Street identified as PIN 20084 05003, facing Williams Street, from the B-N (Neighborhood Business) district to the TC-1 (Traditional Commercial District) zoning district.

Approval of the requested zoning classification would allow a wider range of residential uses by right. The current zoning classifications, B-N, allows upper-story residential only, by right.

The adjacent parcel to the north of the subject site is zoned B-C (Community Business), which allows for more intense commercial uses. The subject parcel is identified on the Future Land Use Map as *Commercial Suburban*, rendering the requested TC-1 zoning designation incompatible. Despite this, the TC-1 zoning district *is* compatible with the area and block face. TC-1 districts allow mixed-use development with an emphasis on pedestrianism and the provision of neighborhood-level commercial uses. The subject area has maintained its development pattern since the mid-20th century, providing appropriately scaled commercial uses in walking distance of established neighborhoods and civic uses, such as Daffin Park.

In addition, the Olympus + Victory Manor Area Development Response Study found that properties south of Victory Drive would benefit from a reclassification to the *Traditional Commercial* land-use designation on the Future Land Use Map, which would permit the requested TC-1 zoning classification. The study also suggests permitting, “a mix of residential uses with limited commercial uses adjacent to Kerry Street and the rezoning of parcels south of Victory Drive to the “Traditional” districts (e.g., TR, TN, and TC), where applicable, to ensure appropriate uses at a neighborhood-scale” (*Olympus + Victory Manor Area Plan, Goals, Land Use, page 21*).

TC-1 development standards are urban in nature, establishing uniform setbacks, density and height requirements and allowing for a range of residential uses and neighborhood-scale services. The historic development pattern on Williams Street and East Victory Drive has been that of mixed-use, neighborhood-scale development. Consequently, the TC-1 zoning classification is appropriate for the subject site.

Recommendation

The Planning Commission recommends **approval** of the request to rezone the subject property from B-N to TC-1.

**Table 1: Comparison of Development Standards for the B-N (Existing),
and TC-1 Zoning District (Proposed)**

Standards	TC-1	Standards	B-N
Single-family Detached		Lot Dimensions (min)	
		Lot width (ft)	--
Lot area (sq. ft)	3,000	Lot area per unit for Upper Story	1,815
Lot width (ft)	30	Residential use (sq. ft)	--
		Lot area (sq. ft)	
Single-family attached & Two-family (side-by-side)		Building (max)	
		Building Coverage	--
Lot area per unit (sq. ft)	1,450	Height (ft)	40
Lot width per unit (ft)	18	Ground floor area (sq. ft)	50,000
Two-family (over-under)		Building Setback (min ft)	
Lot area per unit (sq. ft)		Front yard	15
Lot width (ft)		Side (street) yard	15
	1,500	Side (interior) yard	--
	30	Rear yard	--
		Rear Yard (adjacent to street/lane)	15
			5
Three- & Four-Family		Parking Area Setback (min ft)	
Lot area per unit (sq. ft)		From collector and arterial street rights-of-way	15
Lot width (ft)	1,450	From local street rights-of-way	10
	30	Abutting lane or access easement	5

**Table 1: Comparison of Development Standards for the B-N (Existing),
and TC-1 Zoning District (Proposed)**

Standards	TC-1	Standards	B-N
Townhomes			
Lot area per unit (sq. ft)	1,450		
Lot width per unit (ft)	18		
Upper Story Residential			
Lot area per unit (sq. ft)	No min.		
Lot width per unit (ft)			
Apartments			
Lot area per unit (sq. ft)	435		
Lot width (ft)	30		
Nonresidential			
Lot area (sq. ft)	--		
Lot width (ft)	20		
Building			
Building Coverage (max)	--		
Building Frontage (min)	70%		
Building Footprint (max sq. ft.)	5,500		
Building Setbacks			
Front Yard	5 (max)		
Side Yard (interior)	10 (min)		
Side Yard (corner)	5 (max)		
Rear Yard	10 (min)		

**Table 1: Comparison of Development Standards for the B-N (Existing),
and TC-1 Zoning District (Proposed)**

Standards	TC-1	Standards	B-N

Table 2: Comparison of Principal Uses for the B-N (Existing), and TC-1 Zoning Districts (Proposed)

	B-N	TC-1
Residential	Upper-story residential	<p>Single-family detached</p> <p>Single-family attached</p> <p>Two-family</p> <p>Three-family / Four-family</p> <p>Townhouse</p> <p>Stacked townhouse</p> <p>Apartment</p> <p>Upper story residential</p>
Group Living	Child caring institution	<p>Child caring institution</p> <p>Dormitory/student housing</p> <p>Fraternity/sorority house</p> <p>Monastery/convent</p> <p>Rooming house</p> <p>Single room occupancy</p>
Agricultural & Resource Extraction	Agriculture, Personal	Agriculture, Personal
Civic	<p>Community Garden</p> <p>Park, general</p> <p>Library/community center</p> <p>Museum</p> <p>Post office</p> <p>Police/fire station or substation</p> <p>Emergency Medical Services (EMS) substation/ Ambulance Service</p> <p>Shelter, transitional</p> <p>Child/adult day care center</p> <p>Child/adult care center, 24 hours</p> <p>College, university, seminary</p> <p>Educational building used by a college, university or seminary</p> <p>School, public or private (K-12)</p> <p>School, trade, vocational or business</p> <p>All places of worship</p> <p>Private club/Lodge</p> <p>Hospice</p> <p>Nursing home</p> <p>Assisted living facility</p> <p>Personal care home, registered</p> <p>Personal care home, family</p>	<p>Community Garden</p> <p>Park, general</p> <p>Library/community center</p> <p>Museum</p> <p>Post office</p> <p>Police/fire station or substation</p> <p>Emergency Medical Services (EMS) substation/ Ambulance Service</p> <p>Shelter, emergency</p> <p>Shelter, transitional</p> <p>Soup kitchen</p> <p>Child/adult day care home</p> <p>Child/adult day care center</p> <p>Child/adult care home, 24 hour</p> <p>Child/adult care center, 24 hour</p> <p>College, university, seminary</p> <p>Educational building used by a college, university or seminary</p> <p>School, public or private (K-12)</p> <p>School, trade, vocational or business</p> <p>All places of worship</p> <p>Private club/Lodge</p> <p>Correctional transition facility</p> <p>Hospice</p> <p>Nursing home</p> <p>Assisted living facility</p> <p>Personal care home, registered</p> <p>Personal care home, family</p>

Table 2: Comparison of Principal Uses for the B-N (Existing), and TC-1 Zoning Districts (Proposed)

	B-N	TC-1
		Personal care home, group Substance recovery facility
Commercial	<p>Office, general Call center Office, medical Office, utility/contractor Studio/multimedia production facility Indoor amusement Indoor sports facility Teen Club Theater/cinema/ Retail, general Art/photo studio; gallery Convenience store Fuel/gas station Food-oriented retail Garden center Pawnshop Pharmacy Services, general Animal services, indoor Bank Body art services Business support services Catering establishment Check Cashing; Title Pawn; Funeral home; mortuary (not including crematorium) Hall, banquet or reception Event Venue Instructional studio or classroom Laundromat; Dry Cleaner/Laundry, Neighborhood Personal service shop Psychic; palmist; medium; fortune teller Repair-oriented services Self-service storage facility Distillery, craft, Bar; tavern Restaurant Food Truck Park Retail consumption dealer (on premise consumption of alcohol) Ancillary retail dealer (off-premise consumption of alcohol) Package store (not including wine specialty shops) Wine Specialty Shop (not including package stores) Winery; Meadery; Cidery Brewery, Micro Bed and Breakfast Homestay Inn Short-term vacation rental Vehicle sales, rentals and leasing Moped/motor scooter sales, rentals and leasing Vehicle service, minor Vehicle service, major Vehicle wash, full or self-service</p>	<p>Office, general Call center Day labor employment center Office, medical Office, utility/contractor Studio/multimedia production facility Indoor amusement Indoor sports facility Teen Club Theater/cinema/ Retail, general Art/photo studio; gallery Convenience store Fuel/gas station Food-oriented retail Garden center Pawnshop Pharmacy Warehouse or Office Showroom / Flex Space Services, general Animal services, indoor Bank Body art services Business support services Catering establishment Check Cashing; Title Pawn; Crematorium Funeral home; mortuary (not including crematorium) Hall, banquet or reception Instructional studio or classroom Laundromat; Dry Cleaner/Laundry, Neighborhood Personal service shop Psychic; palmist; medium; fortune teller Repair-oriented services Tour company terminal Distillery, craft, Bar; tavern Nightclub Restaurant Retail consumption dealer (on premise consumption of alcohol) Ancillary retail dealer (off-premises consumption of alcohol) Package store (not including wine specialty shops) Wine Specialty Shop (not including package stores) Winery; Meadery; Cidery Brewery, MicroBed and Breakfast Homestay Bed and breakfast Inn Hotel/motel, 16-74 rooms Short-term vacation rental Vehicle sales, rentals and leasing Moped/motor scooter sales, rentals and leasing Vehicle service, minor Vehicle service, major Vehicle wash, full or self-service</p>

**Table 2: Comparison of Principal Uses
for the B-N (Existing), and TC-1 Zoning
Districts (Proposed)**

	B-N	TC-1
Industrial	Industry, manufacturing and processing as follows: Artisan/Craft (L)	Artisan/Craft Limited/Light
Transportation, Communications, Utilities	Parking facility Utilities, major (S) Utilities, minor	Parking facility Passenger terminal Transportation dispatch and storage Utilities, major Utilities, minor

AERIAL MAP

File: 22-000444-ZA
Address: Williams St.
Savannah, Ga
Aldermanic District: 3 Wilder-Bryan
Commission District: 2 Rivers
Neighborhood: See Map
Property ID: See Map



20084 05003

BEE RD

WILLIAMS ST

GRENOBLE ST

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 = 100 feet

D



Date: 2/4/2022

CHATHAM COUNTY - SAVANNAH
METROPOLITAN PLANNING COMMISSION
110 E. STATE ST. SAVANNAH, GA 31412-8246 PHONE 912-661-1440

ZONING MAP

File: 22-000444-ZA
Address: Williams St.
Savannah, Ga
Aldermanic District: 3 Wilder-Bryan
Commission District: 2 Rivers
Neighborhood: See Map
Property ID: See Map

Current Property Zoning
is Primarily
B-N
Proposed Property Zoning:
TC-1



 ZONING

Date: 2/4/2022



CHATHAM COUNTY - SAVANNAH
METROPOLITAN PLANNING COMMISSION
110 E. STATE ST. SAVANNAH, GA 31412-8248 PHONE 912-861-1440

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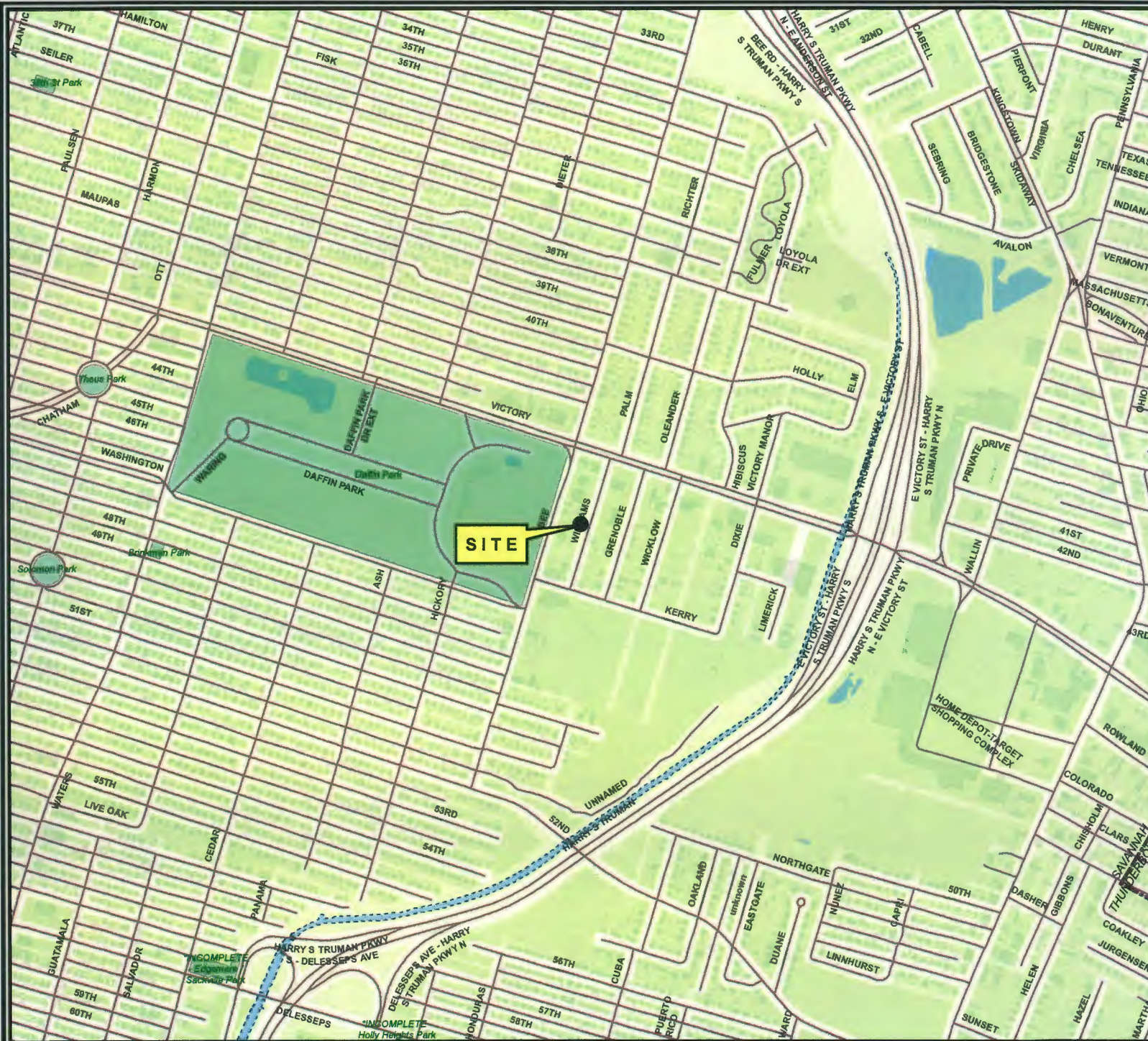


1 inch = 100 feet

D

VICINITY MAP

File: 22-000444-ZA
 Address: Williams St.
 Savannah, Ga
 Aldermanic District: 3 Wilder-Bryan
 Commission District: 2 Rivers
 Neighborhood: See Map
 Property ID: See Map



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1 inch = 1,000 feet

Date: 2/4/2022



CHATHAM COUNTY · SAVANNAH
METROPOLITAN PLANNING COMMISSION
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TAX MAP

File: 22-000444-ZA
Address: Williams St.
Savannah, Ga
Aldermanic District: 3 Wilder-Bryan
Commission District: 2 Rivers
Neighborhood: See Map
Property ID: See Map



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1 inch = 100 feet

D



Date: 2/4/2022

CHATHAM COUNTY - SAVANNAH
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FUTURE LAND USE

File: 22-000444-ZA
Address: Williams St.
Savannah, Ga
Aldermanic District: 3 Wilder-Bryan
Commission District: 2 Rivers
Neighborhood: See Map
Property ID: See Map



- Traditional Commercial
- Commercial- Suburban
- Residential- General
- Parks/Recreation

Date: 2/4/2022



CHATHAM COUNTY - SAVANNAH
METROPOLITAN PLANNING COMMISSION
110 E. STATE ST. SAVANNAH, GA 31412-8246 PHONE 912-801-1440

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1 inch = 100 feet

LABEL MAP

File: 22-000444-ZA
Address: Williams St.
Savannah, Ga
Aldermanic District: 3 - Wilder-Bryan
Commission District: 2 - Rivers
Neighborhood: See Map
Property ID: See Map



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1 inch = 150 feet



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METROPOLITAN PLANNING COMMISSION
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