



C H A T H A M C O U N T Y - S A V A N N A H

## METROPOLITAN PLANNING COMMISSION

*"Planning the Future - Respecting the Past"*

M E M O R A N D U M

**DATE:** MARCH 27, 2017

**TO:** THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH

**FROM:** METROPOLITAN PLANNING COMMISSION

**SUBJECT:** MPC RECOMMENDATION

**PETITION REFERENCED:**

Map Amendment to the Savannah Zoning Ordinance  
Petition of 31 North Real Estate Investors, LLC/Michael C.  
Bowen Phillip McCorkle, Agent  
2803 Limerick Street  
PIN(s): 2-0535 -01-006 (a recombination of 2-0535 -01-001, -002 and  
-003) Lot Size: 45,000 square feet (1.033 acres)  
Aldermanic District 3: John Hall  
County Commission District 2: James  
Holmes File No. 16-005546-ZA  
Jack Butler, MPC Project Planner

**MPC ACTION:**

The MPC staff recommends **denial** of the proposed map amendment to rezone the property from P-B-H to P-B-G\*.

**MPC STAFF RECOMMENDATION:**

The MPC staff recommends **denial** of the proposed map amendment to rezone the property from P-B-H to P-B-G\*.

**MEMBERS PRESENT:** 12 + Chairman

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

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

**FOR APPROVAL:** 10      **FOR DENIAL:** 3      **ABSTAINING:** 0

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

Respectfully submitted,



Melony West  
Interim Executive Director

/jh

Enclosure

cc      Dyanne C. Reese, Clerk of Council  
         Brooks Stillwell, City Attorney  
         Lester B. Johnson, Assistant City Attorney  
         Jennifer Herman, Assistant City Attorney  
         Beth Barnes, Department of Inspections



C H A T H A M   C O U N T Y - S A V A N N A H  
**METROPOLITAN PLANNING COMMISSION**  
*Planning the Future - Respecting the Past*

**TO:** The Planning Commission  
**FROM:** MPC Staff  
**DATE:** November 22, 2016  
**SUBJECT:** Map Amendment to the Savannah Zoning Ordinance

Petition of 31 North Real Estate Investors, LLC/Michael C. Bowen  
Phillip McCorkle, Agent  
2803 Limerick Street  
PIN(s): 2-0535 -01-006 (a recombination of 2-0535 -01-001, -002 and -003)  
Lot Size: 45,000 square feet (1.033 acres)  
Aldermanic District 3: John Hall  
County Commission District 2: James Holmes  
File No. 16-005546-ZA  
Jack Butler, MPC Project Planner

**REPORT STATUS:**

**ISSUE:**

The petitioner, Phillip McCorkle, as agent for 31 North Real Estate Investors, LLC/Michael C. Bowen is requesting a map amendment to change the designation of the property from a P-B-H (Planned Highway Business) district to a P-B-G (General Commercial) district. The property, 45,000 square feet, is located at 2803 Limerick Street.

The case was initially presented on November 1, 2016 as a text amendment to remove the street classification requirement from the proposed use (75(b) Ministorage warehouse) to permit the establishment of the use on Limerick Street, which is a local roadway. Staff recommended approval of the removal of the street classification requirement for the use. The MPC continued the case to permit staff to conduct a study of the potential impact on residential properties.

At the same time, the petitioner amended his request from a text amendment to the present map amendment.

**BACKGROUND:** The subject property is located Limerick Street, a dead-end two-lane local roadway off of Dixie Avenue. The site is behind the Whole Foods shopping center, between two 300-plus foot broadcast towers, and shares Limerick Street with five other commercial and industrial uses,

The subject property has been proposed for the location of a Use 75b Ministorage Warehouse. The proposed development met the development standards in all regards, except for street classification. The project was presented to the Zoning Board of Appeals for a street

classification variance and a variance in required buffers in March of this year. That petition was denied.

The petitioner revised the proposed project to meet the buffering requirements of the ordinance, and in July, attempted to petition for variance from the street classification requirement alone. The Zoning Board of Appeals determined that, having already denied the street classification variance in March, the petitioner was barred from re-applying until at least March of 2017.

The petitioner then brought a text amendment petition to remove the street classification requirement from the BH zoning district, only. Staff agreed with this proposal in concept, but believe that the street classification requirement is inappropriate for the use in all Business classifications, and not just in the BH zoning district (see discussion above).

When the MPC continued the text amend to allow additional study of potential impacts of the proposed amendment, the petitioner amended his petition to the present request to rezone the property from the current P-BH (Highway Business) classification to a P-BG\* (Planned General Business, General Plan) classification under section 8-3031(D)(1)(a), which would require approval of the general development plan by the Mayor and Alderman.

#### **FACTS AND FINDINGS:**

1. **Public Notice:** A notice of the proposed rezoning was sent to all owners within 300 feet of the subject site and signs were posted at the petitioned site.
2. **Zoning History:** The subject site was zoned R-6 (Single-family Residential) at the adoption of zoning in Savannah in 1961. It was rezoned from R-6 to P-RM-25 (Planned Residential Multifamily, 25 units per acre) in 1979. It was rezoned from P-RM-25 to the current P-BH in 1983 (see attached).
3. The BH classification was intended to “provide and encourage the proper grouping of roadside service areas that will accommodate the needs of the traveling public in a manner that prevents traffic congestion, traffic hazards and blight on the streets and roads and highways within the city.” The properties on Limerick Street have been zoned BH and P-BH due to their proximity to Victory Drive since before the development of the Truman Parkway.
4. **Existing Development Pattern:** The predominant land uses within the vicinity of the subject property are retail, office, industrial and residential. The land uses and zoning districts surrounding the subject property include:

<u>Location</u>	<u>Land Use</u>	<u>Zoning</u>
North	Retail Commercial, Whole Foods	BH
East	Commercial, Industrial	BH
South	Commercial, Industrial	BH
West	Residential	R-6

5. **Transportation Network:** The property is accessed by Limerick Street, a two-lane dead-end roadway access by Dixie Avenue.

Transit (bus) service is available on Victory Drive via Route 12.

6. **Public Services and Facilities:** The property is served by the Metropolitan Police Department, City fire protection and City water and sewer services.

7. **Land Use Element:** The Tri-Centennial Comprehensive Plan Future Land Use Map designates the subject property as General Residential. The General Residential designation is a holdover from the original zoning designations of the property as residential (R-6 and P-RM-25). The proposed P-BG\* (and the existing P-BH) zoning district, is inconsistent with this land use category. Therefore, the Future Land Use Map should be amended to Commercial-Suburban, which permits the existing and proposed commercial uses.

8. **Existing P-BH Zoning District:**

- a. ***Intent of the P-BH District:*** The P-BH district is intended to “provide and encourage the proper grouping of roadside service areas that will accommodate the needs of the traveling public in a manner that prevents traffic congestion, traffic hazards and blight on the streets and roads and highways within the city.” The “P-“ designation requires that all changes in use of the property require an approved general development plan.
- b. ***Allowed Uses:*** The uses allowed within the P-BH district are attached.
- c. ***Development Standards:*** The development standards for the P-BH district appear in the attached table (Table 1).

8. **Proposed P-BG Zoning District:**

- a. ***Intent of the P-BG District:*** The P-BG district is intended to “create and protect areas in which heavy commercial and certain industrial-like activities are permitted.” The “P-“ designation requires that all changes in use of the property require an approved general development plan.

- b. *Allowed Uses:* The uses allowed within the P-BG\* district are attached.
- c. *Development Standards:* The development standards for the P-BG\* district appear in the attached table (Table 1).

### 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 X No \_\_\_

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 X No \_\_\_

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 X No \_\_\_

**POLICY ANALYSIS:**

The “BG” zoning classification is generally inconsistent with the vicinity, permitting a variety of uses not permitted in the BH zoning district that would be considered inappropriate to the area, including: college dormitories, rooming houses, group care homes, correctional facilities, the sale of fireworks, adult entertainment establishments, taxi stands, tour coach storage, recycling centers, and breweries and distilleries.

The petitioner proposes to limit the potential impact of such uses by requesting a “P-“ designation under the provisions of section 8-3031, which would tie the zoning to a general development plan approved by the Mayor and Aldermen. The general development plan approved by the mayor and aldermen shall constitute the approved use for the site. Any subsequent desired change in land use for the property that is not consistent with the approved general development plan shall be resubmitted in the same manner as the original general development plan and shall require review and a recommendation by the MPC and review and approval by the mayor and aldermen.

However, 8-3031(D) requires that the MPC find “unusual or extraordinary conditions” that warrant the exceptional designation. And practice has shown that in practical effect, the application of section 8-3031 can be overlooked or misapplied, resulting in unauthorized changes in use.

**ALTERNATIVES:**

1. Recommend approval of the petitioner’s request to rezone the property from a P-BH (Planned Highway Business) zoning classification to a P-BG (Planned General Development) zoning classification.
2. Recommend an alternate zoning classification or density.
3. Recommend denial of the petitioner’s request.

**RECOMMENDATION:**

The MPC staff recommends **denial** of the request map amendment to change the designation of the property from a P-B-H (Planned Highway Business) district to a P-B-G (General Commercial) district.



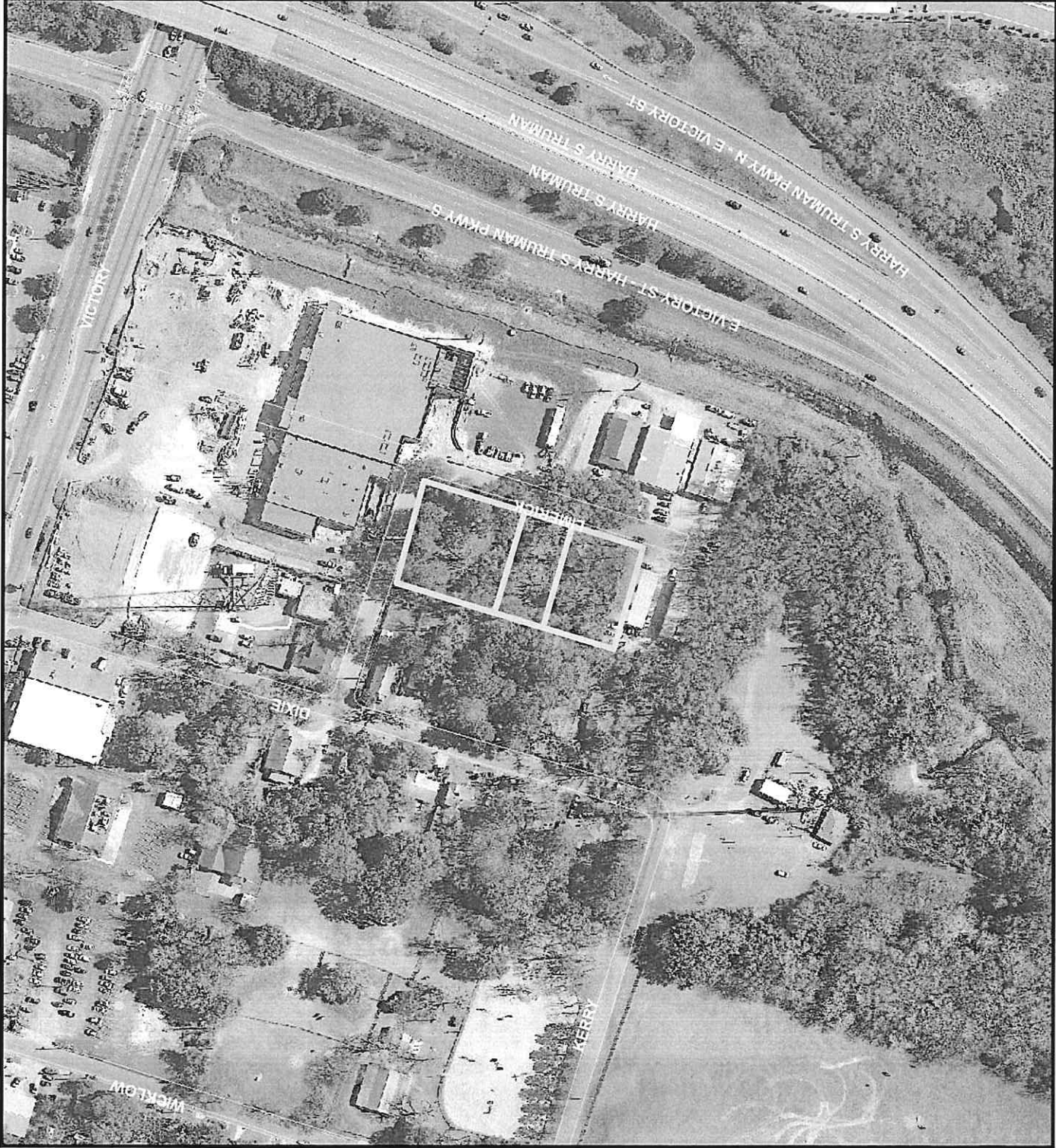
# AERIAL MAP

FILE:  
16-005546-ZA  
Aldermanic District: 3  
Commission District: 2  
Neighborhood: Dale Terrace/  
Olympus/Victory Square  
PIN(s):  
2-0083 -05-001, 002 & 003  
(File Reference: 2-0083-05-005)

10/6/2016



CHATHAM COUNTY - SAVANNAH  
METROPOLITAN PLANNING COMMISSION  
110 E. STATE ST. SAVANNAH, GA 31412-8248 PHONE 912-651-1440



1 inch = 200 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.



# FUTURE LAND USE

FILE:

16-005546-ZA

Aldermanic District: 3

Commission District: 2

Neighborhood: Dale Terrace/  
Olympus/Victory Square

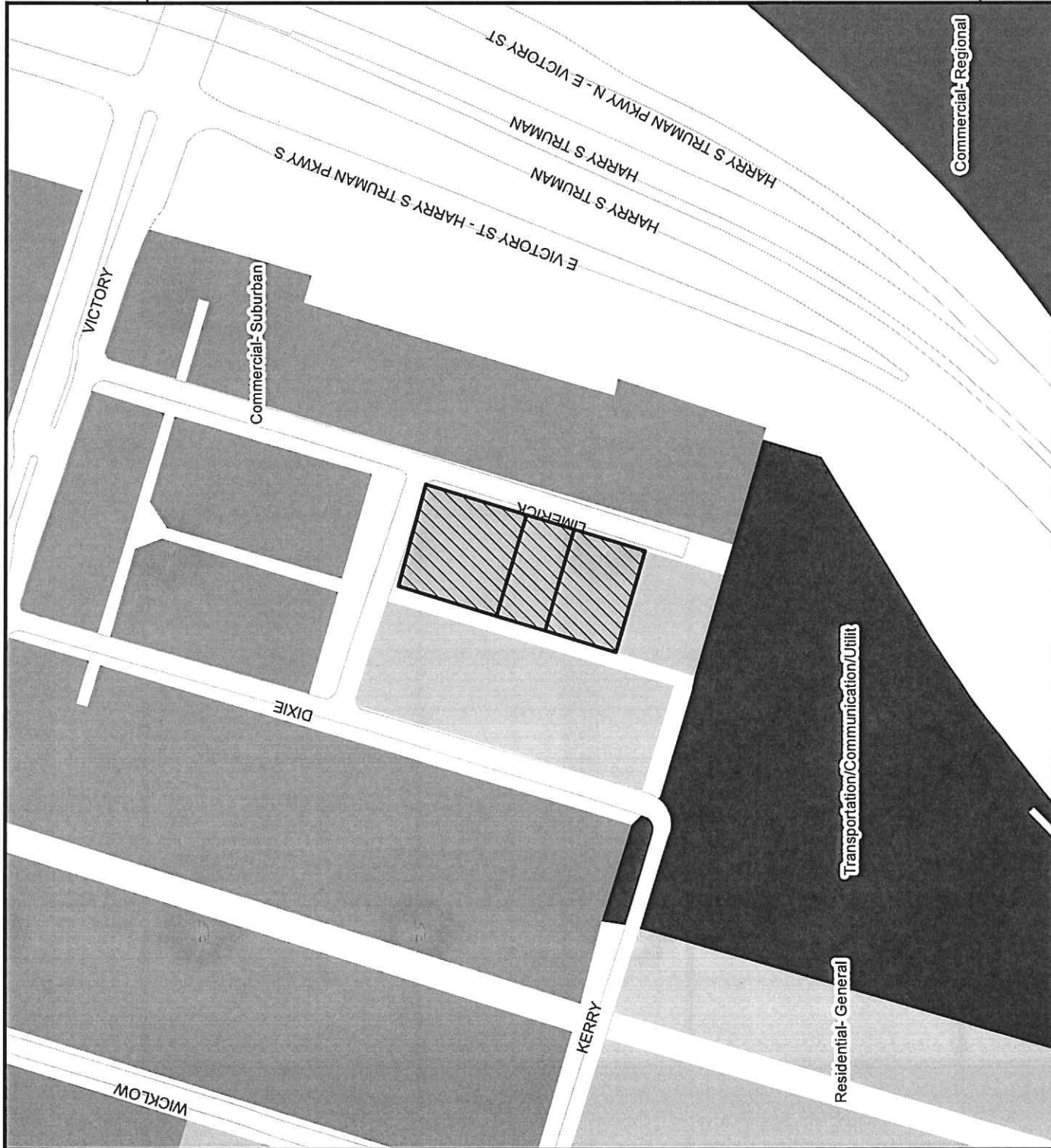
PIN(s):  
2-0083 -05-001, 002 & 003  
(File Reference: 2-0083-05-005)

- Downtown
- Downtown- Expansion
- Traditional Commercial
- Traditional Neighborhood
- Commercial- Neighborhood
- Commercial- Suburban
- Commercial- Regional
- Commercial- Marine
- Residential- Suburban Single Family
- Residential- Single Family
- Residential- General
- Planned Development
- Planned Campus
- Agriculture/Forestry
- Industry- Light
- Industry- Heavy
- Civic/Institutional
- Transportation/Communication/Utilit
- Parks/Recreation
- Conservation
- Conservation- Residential
- Tidal Marsh
- Open Water
- Transition
- Surface Mine
- Landfill
- Right of Way
- AICO+Marsh
- AICO+Water
- AICO+Industry- Light
- AICO+Right of Way
- AICO+Suburban Single Family Residential

10/6/2016



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



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1 inch = 200 feet

D

# TAX MAP

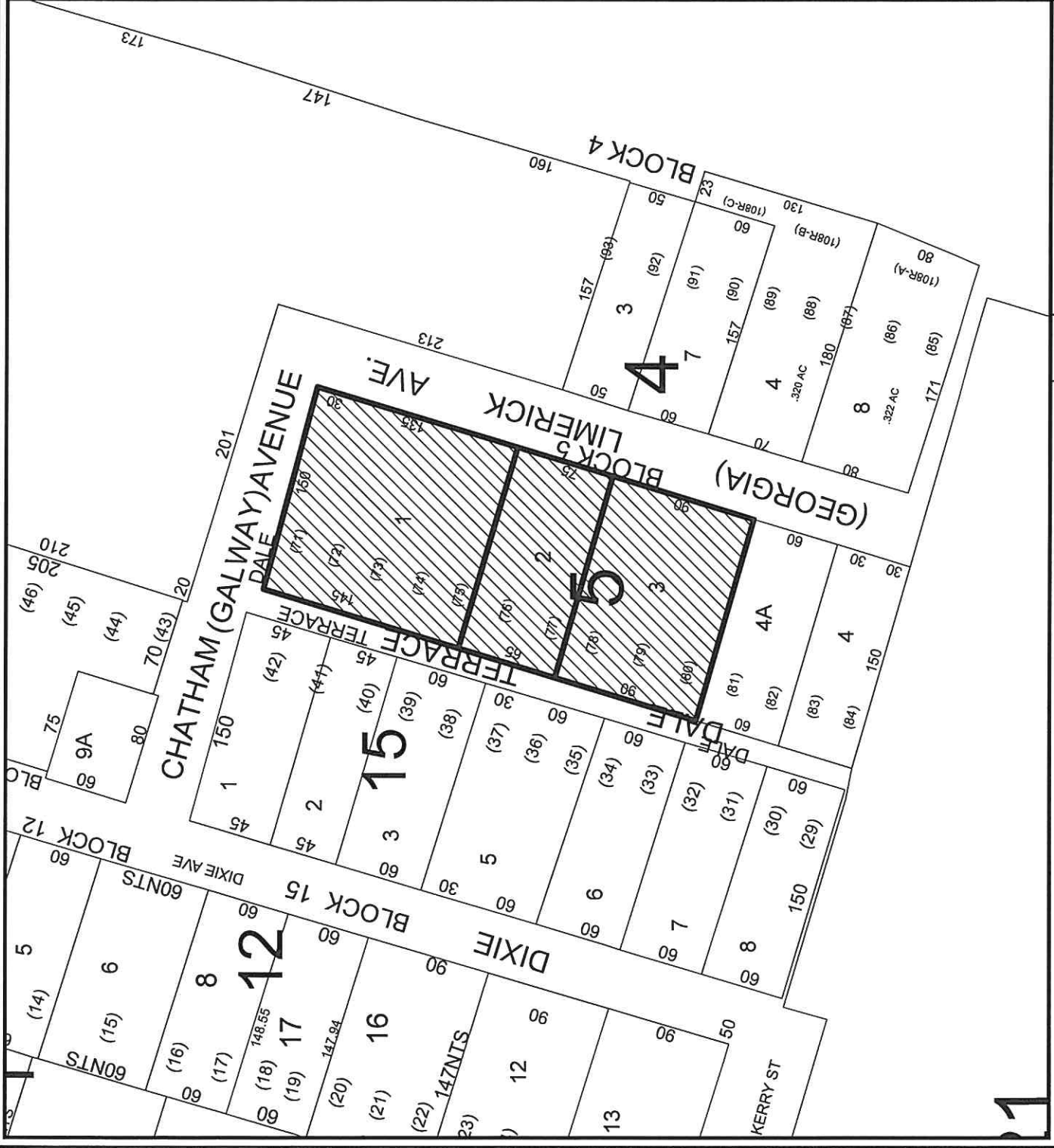
FILE:  
16-005546-ZA

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

10/6/2016



CHATHAM COUNTY - SAVANNAH  
METROPOLITAN PLANNING COMMISSION  
110 E. STATE ST. SAVANNAH, GA 31402-5246 PHONE 912-551-1440



1 inch = 100 feet



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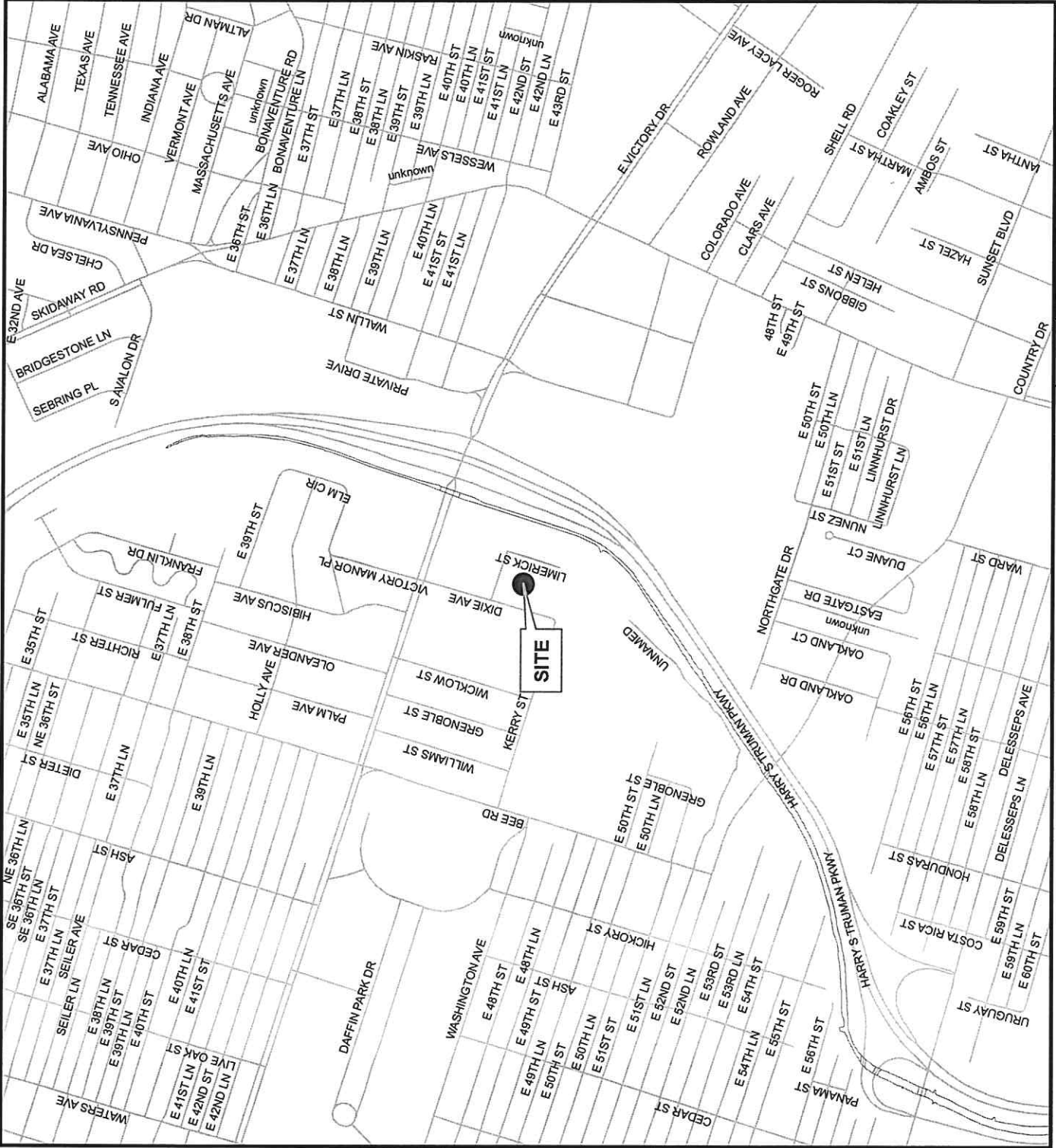
# VICINITY MAP

FILE:  
16-005546-ZA  
Aldermanic District: 3  
Commission District: 2  
Neighborhood: Dale Terrace/  
Olympus/Victory Square  
PIN(s):  
2-0083 -05-001, 002 & 003  
(File Reference: 2-0083-05-005)



10/6/2016

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



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1 inch = 1,000 feet



# ZONING MAP

FILE:  
16-005546-ZA

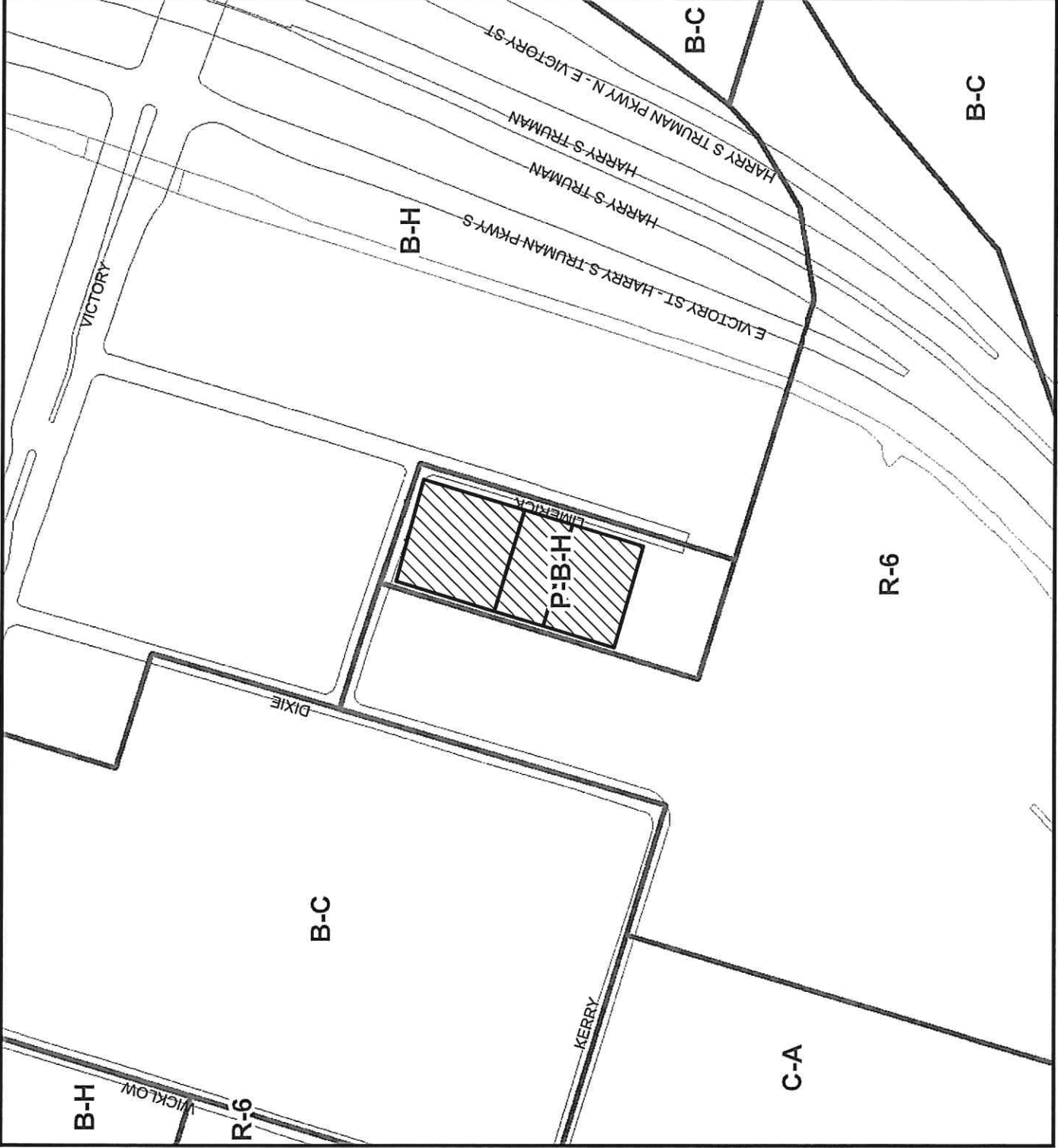
Aldermanic District: 3  
Commission District: 2  
Neighborhood: Dale Terrace/  
Olympus/Victory Square  
PIN(s):  
2-0083 -05-001, 002 & 003  
(File Reference: 2-0083-05-005)

Current property zoning  
is primarily:  
(P)B-H  
Proposed property zoning:  
B-G

10/6/2016



CHATHAM COUNTY - SAVANNAH  
METROPOLITAN PLANNING COMMISSION  
110 E. STATE ST. SAVANNAH, GA 31402-3246 PHONE 912-651-1440



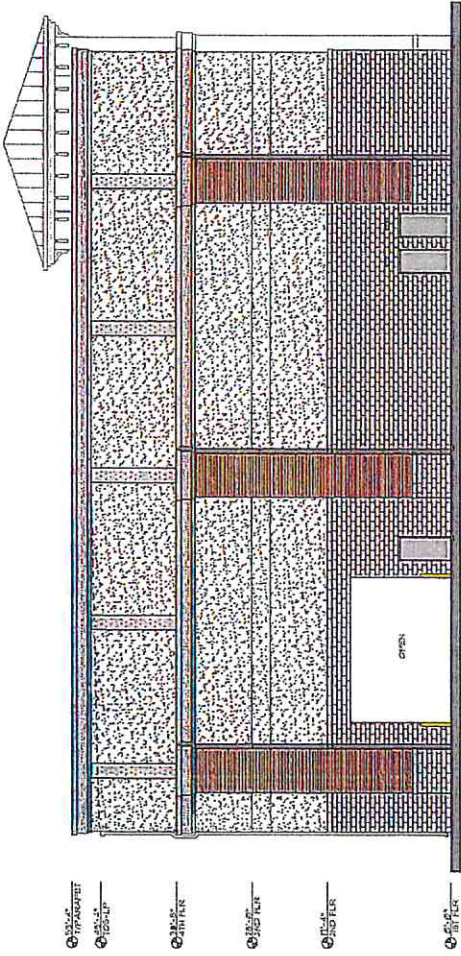
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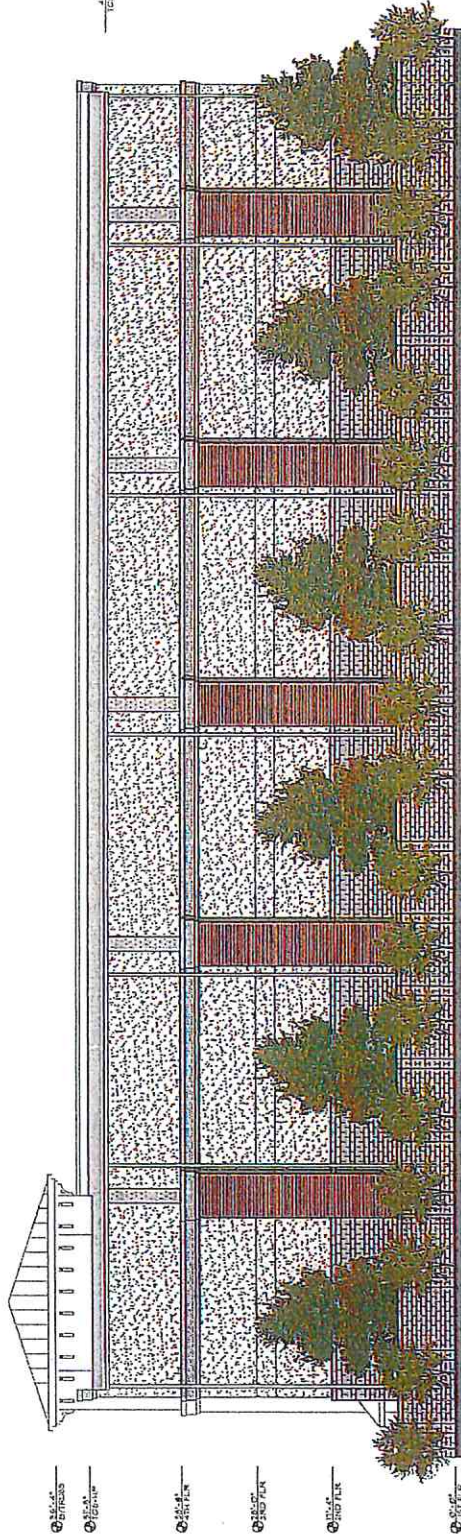
1 inch = 200 feet

D





11 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



12 WEST ELEVATION  
SCALE: 1/8" = 1'-0"

STANDARD ARCHITECTURE, INC.  
200 EAST MAIN STREET  
SAVANNAH, GA 31404  
(912) 233-1111  
WWW.STANDARDARCH.COM

PROJECT NUMBER: 201608  
DATE: 5-20-16

REVISIONS:

2119 Limerick Street  
Self Storage  
Savannah, GA 31404

NOT DRAWING AND NOT TO BE USED FOR CONSTRUCTION OF ANY STRUCTURE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING. THE ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR THE DESIGN OF THE STRUCTURE OR THE DESIGN OF THE LANDSCAPE. THE ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR THE DESIGN OF THE INTERIOR FINISHES. THE ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR THE DESIGN OF THE MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS. THE ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR THE DESIGN OF THE STRUCTURE OR THE DESIGN OF THE LANDSCAPE. THE ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR THE DESIGN OF THE INTERIOR FINISHES. THE ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR THE DESIGN OF THE MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS.

A4.2



**2119 Limerick Street**  
Self Storage  
Savannah, GA 31404

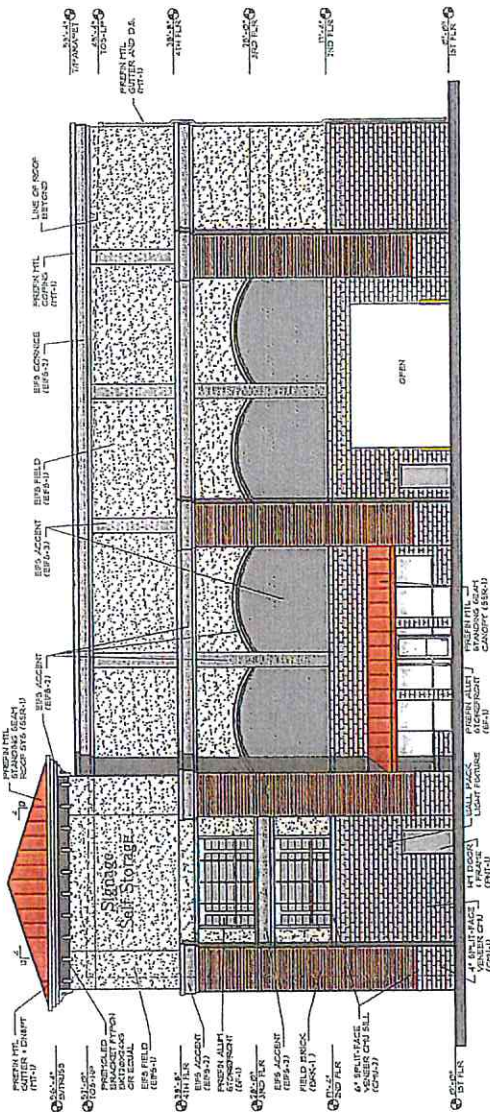
**STRATFORD**  
ARCHITECTURE

PROJECT NO. 201608  
DATE 3-1-16

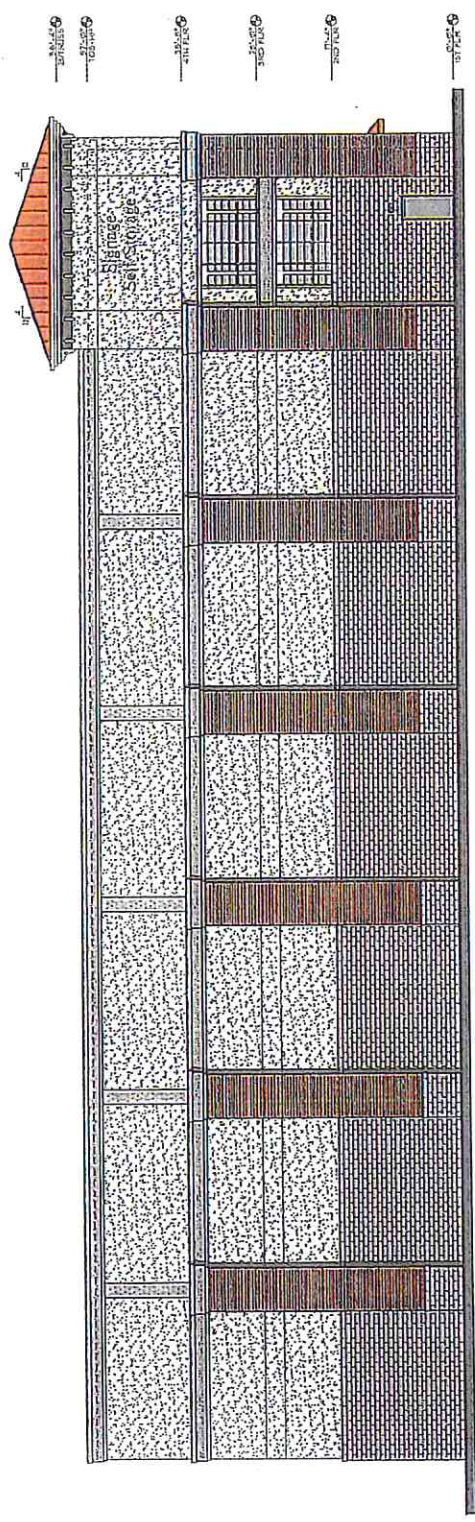
**2119 Limerick Street**  
Self Storage  
Savannah, GA 31404

**STRATFORD**  
ARCHITECTURE

PROJECT NO. 201608  
DATE 3-1-16



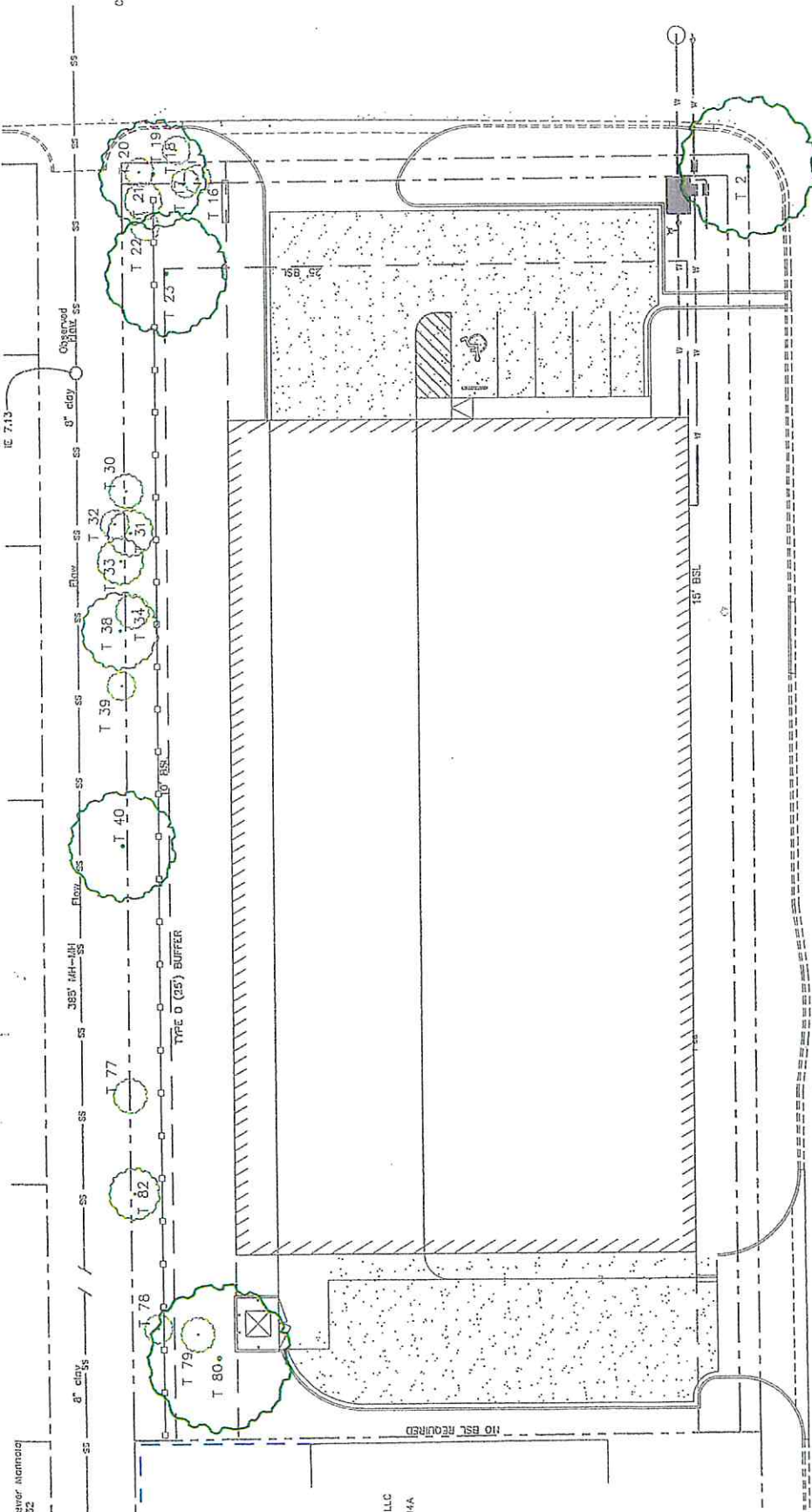
**NORTH ELEVATION**



**EAST ELEVATION**

**A4.1**





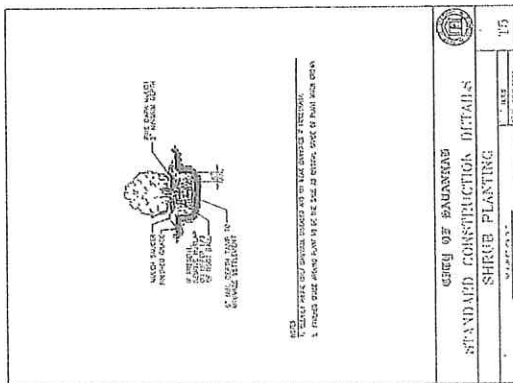
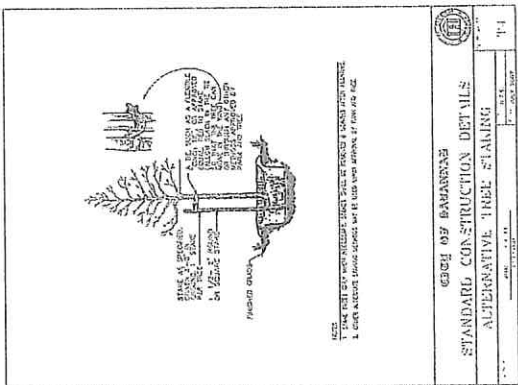
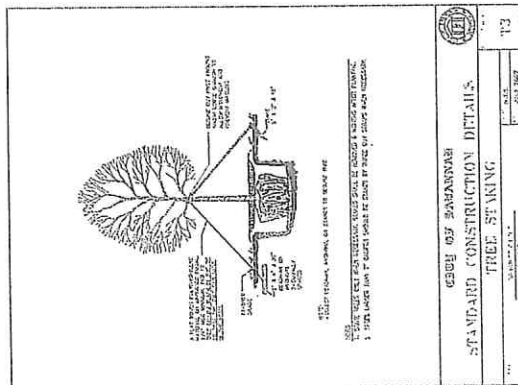
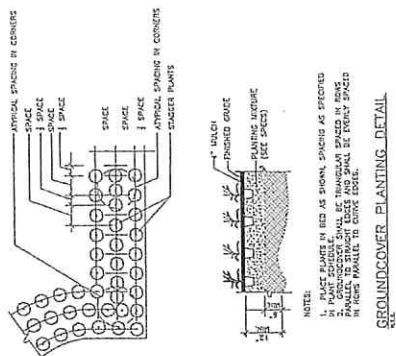
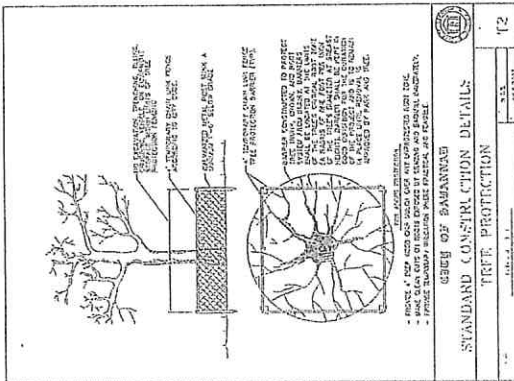
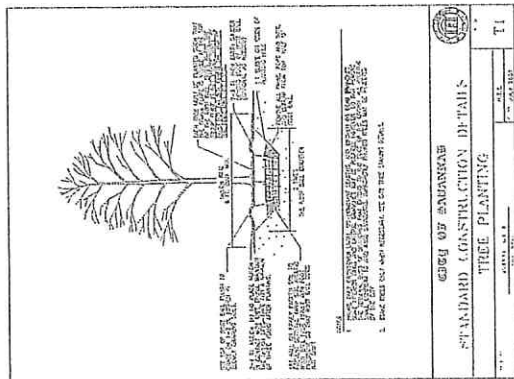
# LIST OF TREES RETAINED

- |                      |                     |                   |
|----------------------|---------------------|-------------------|
| T2 - LIVE OAK 30"    | T30 - SWEETGUM 9"   | T78 - MIMOSA 8"   |
| T16 - WATER OAK 6"   | T31 - SWEETGUM 11"  | T79 - CAMPHOR 9"  |
| T17 - WATER OAK 7"   | T32 - LAUREL OAK 8" | T80 - PECAN 29"   |
| T18 - WATER OAK 7"   | T33 - SWEETGUM 11"  | T82 - CAMPHOR 13" |
| T19 - SWEETGUM 28"   | T34 - SWEETGUM 9"   |                   |
| T20 - LAUREL OAK 7"  | T38 - WATER OAK 18" |                   |
| T21 - LIVE OAK 10"   | T39 - CHERRY 8"     |                   |
| T22 - WATER OAK 7"   | T40 - CAMPHOR 24"   |                   |
| T23 - SLASH PINE 26" | T77 - CAMPHOR 8"    |                   |



## CITY OF SAVANNAH PARK AND TREE DEPARTMENT NOTES

1. All planting shall adhere to the following standards as specified in:
  - a. The Landscaping and Tree Ordinance of the City of Savannah.
  - b. The Landscaping and Tree Ordinance Compliance Manual of the City of Savannah.
2. Plants shall be true to species and variety specified, and nursery-grown in accordance with good horticultural practices.
3. Any deviation from these plans in either species or layout must be specifically approved by the City of Savannah.
4. The Landscaping Architect for the City of Savannah or designee.
5. Plants shall conform to the measurements specified on the approved plan(s).
6. The City of Savannah and its representatives shall be responsible for the following:
  - a. Contractors are responsible for inspection of existing conditions and must promptly report any deficiencies.
  - b. No large or medium tree species shall be planted within 10 feet of any underground utility line or structure.
  - c. No plants shall be planted near overhead power lines, and small tree species must maintain a minimum 6-foot clearance.
  - d. Plants shall be healthy, vigorous, with a normal habit of growth, even distribution of separation from underground utility lines.
  - e. Plants shall be planted in a straight line.
  - f. Trees shall be healthy, vigorous, with a normal habit of growth, even distribution of separation from underground utility lines.
  - g. A straight trunk which exhibits good trunk taper, with limbs not lower than four feet above the ground, dependent upon the species, and shall be free from diseases, insect infestation, injury, pruning scars, or other objectionable features that would cause the tree to decline or become structurally unsound.
  - h. Trees shall be well-branched and densely foliated when in leaf.
  - i. Plants shall be subject to inspection for conformity to specifications requirements and approved by the City of Savannah Park and Tree Department. Such approval shall not impair the right of the City of Savannah to accept or reject during progress of the work. Acceptance at the nursery, in which the plants are grown, prior to transplanting, does not preclude rejection at the site for just cause.
  - j. Trees shall be planted at proper depth or shall be rejected at time of inspection.
  - k. 10. Stake trees only when necessary. Staking and guying shall follow the City of Savannah's Park and Tree Department specifications when used.
  - l. Landscaping contractors are required to attend a pre-planting meeting with the City of Savannah Park and Tree Department prior to the start of the project. Please contact the Park and Tree Department Site Inspector at (912) 551-6610 to set up for the meeting.



Minimum Lot Area (Square Feet)		
District and Use	One-Family Dwelling or Other Use When Listed	Two-Family or Multi- Family Dwelling: Lot Area Per Dwelling Unit
B-H district:	-	-
B-G district: Residential:	6,000	- 3,600
1. Single-family	-	2,500
2. Two-family	-	2,150
3. Multifamily	-	2,000
a. 3-4 dwellings	-	1,900
b. 5-6 dwellings	- 6,000	-
c. 7-8 dwellings		
d. 9 or more dwellings Nonresidential		

**SAVANNAH ZONING BOARD OF APPEALS  
STAFF REPORT**

**PETITIONER:**        **PHILLIP McCORKLE AS AGENT FOR 31 NORTH  
REAL ESTATE INVESTORS LLC.**

**FILE NO:**            **16-003672-ZBA**

**ADDRESS:**         **2803 LIMERICK STREET**

**DATE:**              **JULY 28, 2016**

**Nature of Request**

The petitioner, Phillip McCorkle, as agent for 31 North Real Estate Investors LLC., is requesting approval of a variance from the provisions of Section 8-3025(b), subsection 75b(b), "Self-storage mini-warehouse," that requires such facilities to be accessed from a street classified as a collector or greater. Such a variance may be approved by the Zoning Board of Appeals.

**Findings**

1.     The subject property is a vacant 45,000-square foot commercial property located at 2803 Limerick Street.
2.     The property is zoned P-B-H (Planned Highway Business).
3.     The subject property is located on Limerick Street, which is an undivided paved public roadway. There are currently five commercial businesses operating, including warehouses, along this portion of Limerick Street, which also serves as the access to the rear parking lot of the Whole Foods shopping center off of Liberty Street. Section 8-3025(b) of the Savannah Zoning Ordinance, subsection 75b(b), "Self-storage mini-warehouse," requires such facilities to be accessed from a street classified as a collector or greater.
4.     The Zoning Board of Appeals may authorize variances in an individual case upon a finding that:
  - (a)    There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography.  
**The subject parcels are vacant or idle land located on a two-lane dead-end roadway that serves five existing businesses.**
  - (b)    The application of this chapter to this particular piece of property would create an unnecessary hardship.  
**The application of this chapter to this property would preclude the use of the site as proposed.**
  - (c)    Such conditions are peculiar to the particular piece of property involved.  
**Such conditions are peculiar to the particular property. The site is located on a dead-end road that supports a number of commercial and industrial businesses.**



PHILLIP McCORKLE AS AGENT FOR 31 NORTH  
REAL ESTATE INVESTORS LLC.  
16-003672-ZBA  
2803 LIMERICK STREET  
JULY 28, 2016

PAGE 2

- (d) Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of the Savannah Zoning Ordinance.  
**Relief, if granted, would not cause substantial detriment to the public good, or impair the purposes and intent of the Savannah Zoning Ordinance.**
5. The petitioner proposes to construct a gated, four-story self-storage mini-storage building on the property. The Savannah Zoning Ordinance Section 8-3025(b), subsection 75b(e)(1) requires that such businesses be screened from dissimilar adjoining uses by a 25-foot landscaped buffer. The petitioner is proposing to meet that standard.

#### **Staff Recommendation**

The same property was considered for variances in order to construct a self-storage mini-warehouse in March of this year. Under the statute, a petition requesting the “same relief” may not be considered for 12 months, however the Zoning Administrator has determined that the present petition, which is requesting a variance from street classification, only, is sufficiently distinct from the March petition that it may be considered.

The proposed use is unlikely to generate significant traffic on a daily basis. Self-storage mini-warehouse businesses serve as property repositories for absentee tenants who visit their units infrequently, as a rule. Traffic generation for the present proposal is estimated to be between 45 and 80 vehicle trips per day (between 4 and 6 per hour) on average.

Limerick Street is a developed dead end roadway between two large telecommunications towers and behind a developed grocery store and shopping mall. The road serves several businesses and no residences. Further development on the roadway is unlikely. The proposed use is unlikely to overtax the service capacity of Limerick Street, or Dixie Street (into which Limerick feeds).

Staff recommends **approval** of the requested variance from the requirement that such as use be located on a collector street or greater.