



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:** AUGUST 10, 2021

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

**FROM:** METROPOLITAN PLANNING COMMISSION

**SUBJECT:** MPC RECOMMENDATION

**PETITION REFERENCED:**

**File No.** 21-003122-ZA

**Location:** 1103 East 69th Street

**PIN:** 20114 19002 **Acreage:** .20

**Petitioner:** Nathan Pollard, on behalf of Raymond LLC

**Owner:** Linda B. Morgan and Charles D. Broome

**Aldermanic District:** 3, Alderwoman Linda Wilder-Bryan

**County Commission District:** 2, Commissioner Larry "Gator" Rivers

**Neighborhood/Subdivision:** South Garden

**Current Zoning District:** Residential Single Family, RSF-6

**Future Land Use (FLU):** Residential Suburban Single Family

**Requested Zoning District:** Office - Institutional, O-I

**MPC ACTION:**

**Approval** of the alternative request to rezone the property listed as 1103 East 69<sup>th</sup> Street from RSF-6 (Single Family Residential) to O-I (Office – Institutional).

**MPC STAFF RECOMMENDATION:**

**Approval** of the alternative request to rezone the property listed as 1103 East 69<sup>th</sup> Street from RSF-6 (Single Family Residential) to O-I (Office – Institutional).

**MEMBERS PRESENT:** 11 + Secretary

Karen Jarrett, Secretary	Dwayne Stephens
Laureen Boles	Maliak Watkins
Travis Coles	Tom Woiwode
Elizabeth Epstein	
Joseph Ervin	
Heath Lloyd	
Wayne Noha	
Eula Parker	
Lee Smith	

**PLANNING COMMISSION VOTE:** Approve Staff Recommendation (12-0)

APPROVAL Votes: 12	DENIAL Votes: 0	ABSENT
Boles Coles Epstein Ervin Jarrett Lloyd Noha Parker Smith Stephens Watkins Woiwode		Joyner Welch

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





# CHATHAM COUNTY-SAVANNAH METROPLITAN PLANNING COMMISSION

*"Planning the Future, Respecting the Past"*

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## STAFF REPORT



File No. 21-003122-ZA

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PIN: 20114 19002      Acreage: .20

Prepared by Marcus Lotson, Director

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### Background

During the June 29, 2021 MPC meeting, the applicant requested to rezone the subject property from RSF-6 (Single family residential) to B-N (Neighborhood Business). The Planning Commission continued the hearing to allow staff and the applicant to review alternative zoning classifications that would accommodate the surrounding area better than the proposed B-N. The recommended alternative is the Office – Institutional district.

The subject property is located on the south side of East 69<sup>th</sup> Street bounded by Sanders Street, East 70<sup>th</sup> Street, and Waters Avenue within the Midtown Neighborhood. The subject property is 9,000 square feet and has a width of 90 feet and a depth of 100 feet. The property has remained vacant for at least the past 18 years. Prior to the adoption of the current Savannah zoning ordinance, the property was zoned R-6 (Single family residential), a zoning district similar to RSF-6, the current classification.

## **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.

## **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	Retail and medical office	B-N
East	Single-Family Residences	RSF-6
South	Single-Family Residences	RSF-6
West	Vacant land (surface parking), retail	B-N

North of the subject property is a medical office and furniture store, zoned B-N. Northeast of the subject property is a church within the RSF-6 zoning district. East and south of the subject property are primarily single-family residences. Abutting the subject property to the west is vacant property zoned B-N, being utilized as parking along Waters Avenue. Further west on the opposite side of Waters Avenue is multi-tenant commercial uses zoned B-N as well.

## **Impact and Suitability**

### **Public Utilities**

The area has access to the City's public water, sewer, and stormwater systems.

### **Transportation and transit**

East 69<sup>th</sup> Street is an unclassified residential roadway with approximately 45 feet of right of way. The street bounding the subject property to the west, Waters Avenue, is a two-lane roadway classified as a minor arterial, per Appendix A-1 of the City's Zoning Ordinance. There is a public transit route that runs along Waters Avenue as well.

### **Community Development**

Staff initially found that rezoning the subject property to Neighborhood – Business would result in the intrusion of commercial property into an established residential neighborhood. B-N zoning at this location could introduce a number of potential commercial uses that were deemed incompatible with nearby residential uses. There appears to be some transition taking place in the neighborhood. Several lots across the street from the subject property on the northern side of East 69<sup>th</sup> Street have been purchased by the owners of the medical office at Waters Avenue and East 68<sup>th</sup> Street. Properties abutting the subject property to the rear on East 70<sup>th</sup> Street, however, are individual parcels that are developed with active residences.

Staff found that the range of permitted uses in the B-N district have the possibility to attract more vehicular traffic to residential streets, and activity based on commercial hours of operation may have detrimental impacts to abutting residential properties.

### **Future Land Use**

The Comprehensive Plan Future Land Use Map designates the subject property as Residential Suburban Single-Family. The Comprehensive Plan defines the category as an “Area identified for single-family detached residential dwellings at a density not to exceed five (5) units per gross acre.” As the Comprehensive Plan update process continues, the Waters Avenue corridor between DeRenne Avenue and 52<sup>nd</sup> Street is an area that may require changes due to the changing development pattern.

### **Existing Residential Single-Family (RSF-6) District:**

- ***Intent of the RSF-6 District:*** “The Residential Single-family-6 district is established to allow single-family detached development on 60-foot-wide lots with a minimum area of 6,000 square feet. A limited number of nonresidential uses are allowed that are compatible with single-family residential uses.”
- ***Allowed Uses:*** Allowed uses in the RSF-6 district are listed in Table 1 of this report.
- ***Development Standards:*** The development standards are listed in Table 2 of this report.

### **Previously Proposed Neighborhood Business (B-N) District:**

- ***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.”
- ***Allowed Uses:*** Allowed uses in the B-N district are listed in Table 1 of this report.
- ***Development Standards:*** The development standards are listed in Table 2 of this report.

### **Alternative Office – Institutional (O-1) District:**

- ***Intent of the O-1 District:*** “The Office and Institutional (“OI”) district is established to allow office uses as well as a limited number of other uses that are compatible with an office environment. The OI district is intended to be located in close proximity to Nonresidential districts and may be used as a transition between such areas and Residential districts.”

- **Allowed Uses:** Allowed uses in the O-I district are listed in Table 1 of this report.
- **Development Standards:** The development standards are listed in Table 2 of this report.

### **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**

- 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 by the alternatively proposed O-I zoning district are more suitable than the range of uses permitted by the previously proposed B-N. The B-N zoning district allows for commercial uses that are not appropriate in nature in relation to the existing nearby residences. The O-I district is more compatible and serves as a transition.

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

**MPC Comment:** The area around the subject property is transitioning to include medical office uses due to the proximity to Memorial Hospital, Medical Arts, and other health services in the area.

#### **b. Compatibility**

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

**MPC Comment:** The original zoning proposal did have the potential to adversely affect the nearby existing residential housing stock. The range of uses permitted in the alternative O-I district are less likely to create adverse impacts. The existing mix of office and residential use suggest that these uses are compatible in the neighborhood.

- 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. Although O-I zoning is not prevalent, office uses are typical in the surrounding area.

- 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 Waters Avenue corridor carries a significant amount of vehicular traffic in this area. This makes it less likely that new single-family residences will develop in close proximity to the traffic. Hospital expansion and supporting health services give support to the proposed rezoning.

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 zoning proposal does not conform with the Comprehensive Plan. However, the Comprehensive Plan and Future Land Use Map are in the process of being updated and these updates may include recommended changes with respect to the subject property.

d. Reasonable Use

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

**MPC Comment:** The subject property can be developed into a single-family home. However, given the location, this seems less likely than a nonresidential use being developed here.

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.

### **Analysis**

The subject property is in an area that is developed with a mix of institutional, office, retail, and residential uses. Waters Avenue allows for travel to and from the Downtown area, Midtown, and the Southside. The portion of Waters Avenue relative to the subject property is mostly zoned B-N from East 63<sup>rd</sup> Street to DeRenne Avenue, along the Waters Avenue frontage.

The subject property is 9,000 square feet in size; an area suitable enough to develop within the O-I standards while providing adequate buffering to adjacent residences. Office uses have succeeded in the area and have proven to be compatible with nearby residential properties. The alternative O-I zoning would remove the concern by staff about such uses as restaurants, convenience stores, gas stations, vehicle repair and other commercial uses permitted under the B-N zoning classification.

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### **Recommendation**

Based upon the existing zoning pattern and character of the area surrounding the subject property, as well as the review criteria; The Planning Commission recommends approval of the alternative request to rezone the property listed as 1103 East 69<sup>th</sup> Street from RSF-6 (Single Family Residential) to O-I (Office – Institutional).



Table 1: Comparison of Principal Uses for RSF-6 (Existing) and B-N (Proposed) Zoning Districts	
RSF-6	B-N
Single-family detached	Upper story residential
Cluster development ( <i>limited use</i> )	Child caring institution ( <i>limited use</i> )
Agriculture, personal	Agriculture, personal
Community garden	Community Garden
Park, general	Park, general
Library/community center	Library/community center
Police/fire station or substation	Museum
Child/adult day care home ( <i>limited use</i> )	Post office
School, public or private (K-12) ( <i>limited use</i> )	Police/fire station or substation
All places of worship ( <i>special use</i> )	Emergency Medical Services (EMS) substation/Ambulance Service
Personal care home, registered	Shelter, transitional ( <i>special use</i> )
Golf course	Child/adult day care center ( <i>limited use</i> )
Retail consumption dealer (on premise consumption of alcohol) ( <i>special use</i> )	Child/adult care center, 24 hour ( <i>special use</i> )
Dock, private	College, university, seminary
Dock, residential community	Educational building used by a college, university or seminary
Marina, residential	School, public or private (K-12)
Watercraft launch/ramp	School, trade, vocational or business
Utilities, major	All places of worship
Utilities, minor	Hospice
	Nursing home
	Assisted living facility
	Personal care home, registered
	Office, general
	Call center

	Office, medical
	Office, utility/contractor <i>(limited use)</i>
	Studio/multimedia production facility <i>(limited use)</i>
	Indoor amusement
	Indoor sports facility
	Teen Club <i>(limited use)</i>
	Theater/cinema/performing arts
	Retail, general
	Art/photo studio; gallery
	Convenience Store <i>(limited use)</i>
	Fuel/gas station <i>(limited use)</i>
	Food-oriented retail
	Garden center <i>(limited use)</i>
	Pawnshop <i>(limited use)</i>
	Pharmacy
	Services, general
	Animal services, indoor <i>(limited use)</i>
	Bank
	Body art services
	Business support services
	Catering establishment
	Check cashing; Title Pawn <i>(limited use)</i>
	Funeral home; mortuary (not including crematorium)
	Hall, banquet or reception
	Event Venue
	Instructional studio or classroom
	Laundromat; Dry-cleaning/laundry/drop-off facility
	Dry Cleaner/Laundry, Neighborhood
	Personal service shop

	Psychic; palmist; medium; fortune teller
	Repair-oriented services
	Self-service storage facility <i>(limited use)</i>
	Distillery, craft <i>(special use)</i>
	Bar; tavern <i>(special use)</i>
	Restaurant
	Food Truck Park <i>(limited use)</i>
	Retail consumption dealer (on premise consumption of alcohol) <i>(special use)</i>
	Ancillary retail dealer (off-premise consumption of alcohol)
	Package store (not including wine specialty shops) <i>(special use)</i>
	Wine Specialty Shop (not including package stores) <i>(special use)</i>
	Winery; Meadery; Cidery <i>(special use)</i>
	Brewery, Micro <i>(special use)</i>
	Bed and Breakfast Homestay <i>(limited use)</i>
	Inn <i>(limited use)</i>
	Short-term vacation rental <i>(limited use)</i>
	Vehicle sales, rentals and leasing <i>(limited use)</i>
	Moped/motor scooter sales, rentals, and leasing <i>(limited use)</i>
	Vehicle service, minor <i>(limited use)</i>
	Vehicle service, major <i>(special use)</i>
	Vehicle wash, full or self-service <i>(limited use)</i>
	Manufacturing, Artisan/Craft <i>(limited use)</i>
	Parking facility
	Utilities, major
	Utilities, minor

\*Highlighted cells show uses that are permitted only in respective district

Uses Table for OI
Continuing care retirement community
Upper story residential
Agriculture, personal
Community Garden
Park, general
Library/community center
Museum
Post office
Police/fire station or substation
Child/adult day care center
Child/adult care center, 24 hour
School, public or private (K-12)
All places of worship
Office, general
Office, medical
Office, utility/contractor
Art/photo studio; gallery
Pharmacy
Services, general
Animal services, indoor
Bank
Business support services
Catering establishment
Funeral home; mortuary (not including crematorium)
Event Venue
Instructional studio or classroom

Personal service shop
Repair-oriented services
Retail consumption dealer (on premise consumption of alcohol)
Utilities, major
Utilities, minor

Table 2. Comparison of Development Standards			
Standards	RSF-6 (residential development)	RSF-6 (non-residential development)	B-N
<b>Lot Dimensions</b>			
Lot area (min sq. ft)	6,000	20,000	n/a
Lot width (min ft)	60	100	n/a
<b>Building Setbacks (min ft)</b>			
Front yard	20	30	15
Side (interior) yard	5	20	n/a
Side (street) yard	10	20	15
Rear yard	20	30	n/a

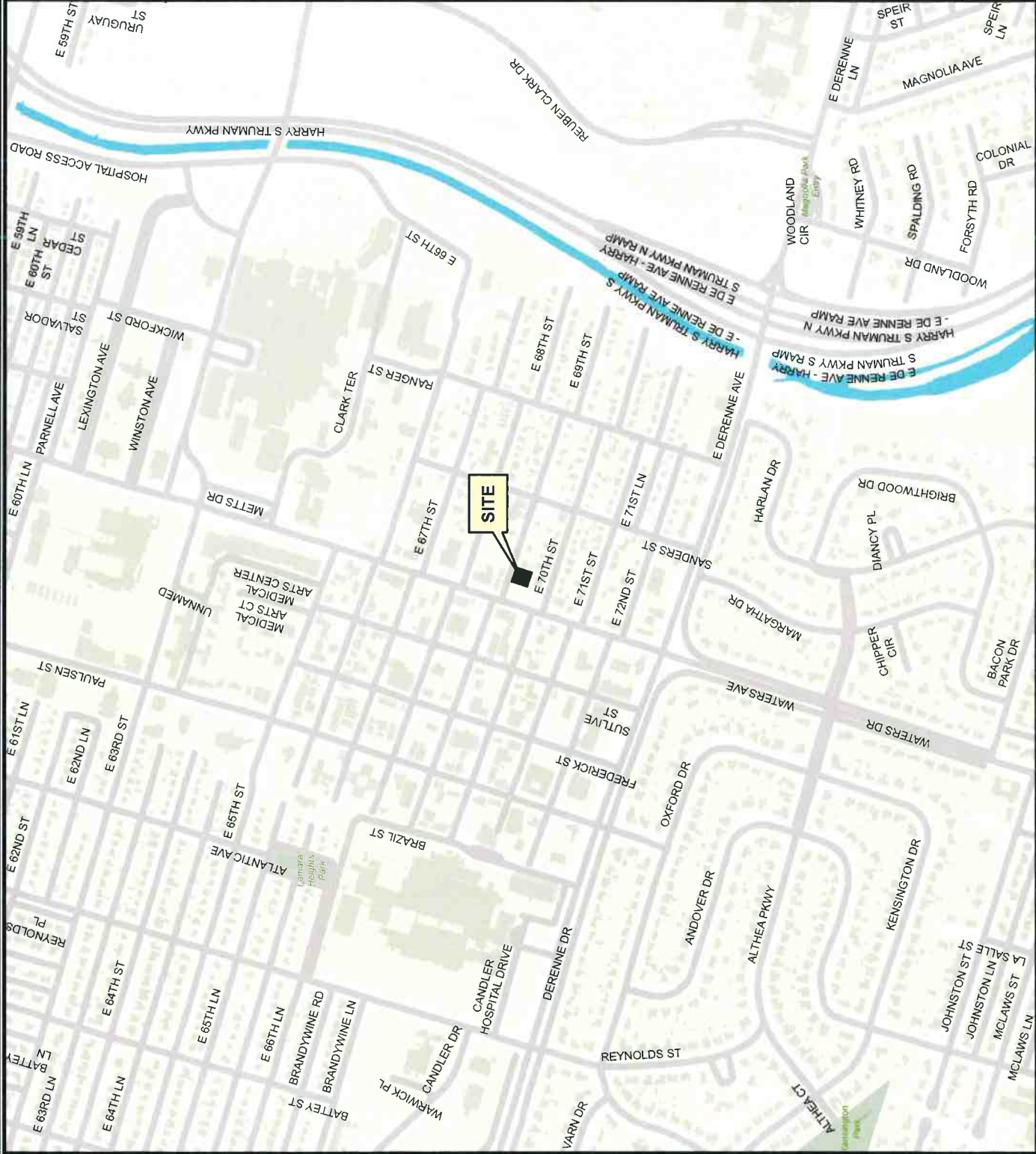
From access easement	5	5	5
Building Separation	See Fire Code	See Fire Code	See Fire Code
<b>Building Coverage (max)</b>	40%	40%	n/a
<b>Height (max ft)</b>	36	36	40
<b>Parking Area Setback (min ft)</b>			
From collector or arterial street rights-of-way	n/a	15	15
From local street rights-of-way	n/a	10	10
Abutting lane, property line or access easement	n/a	5	5

# VICINITY MAP

21-003122-ZA  
1103 E 69th Street  
Savannah, Ga  
Aldermanic District: 3 (Wilder-Bryan)  
Commission District: 2 (Rivers)



**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 = 800 feet



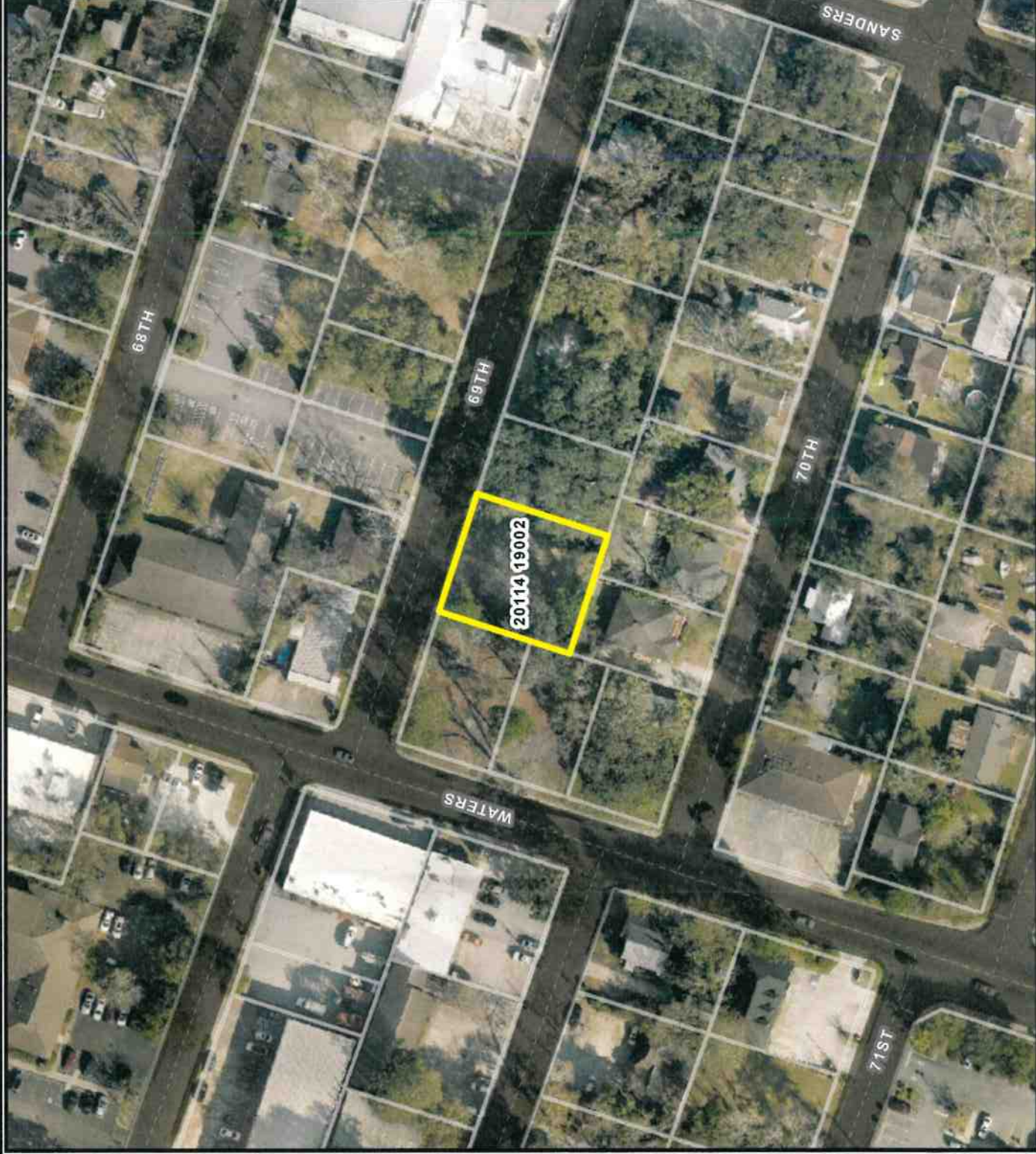
# AERIAL MAP

21-003122-ZA  
1103 E 69th Street  
Savannah, Ga  
Aldermanic District: 3 (Wilder-Bryan)  
Commission District: 2 (Rivers)

Date: 6/10/2021



CHATHAM COUNTY - SAVANNAH  
METROPOLITAN PLANNING COMMISSION  
110 E. STATE ST. SAVANNAH, GA 31412-3246 PHONE 912-851-1440



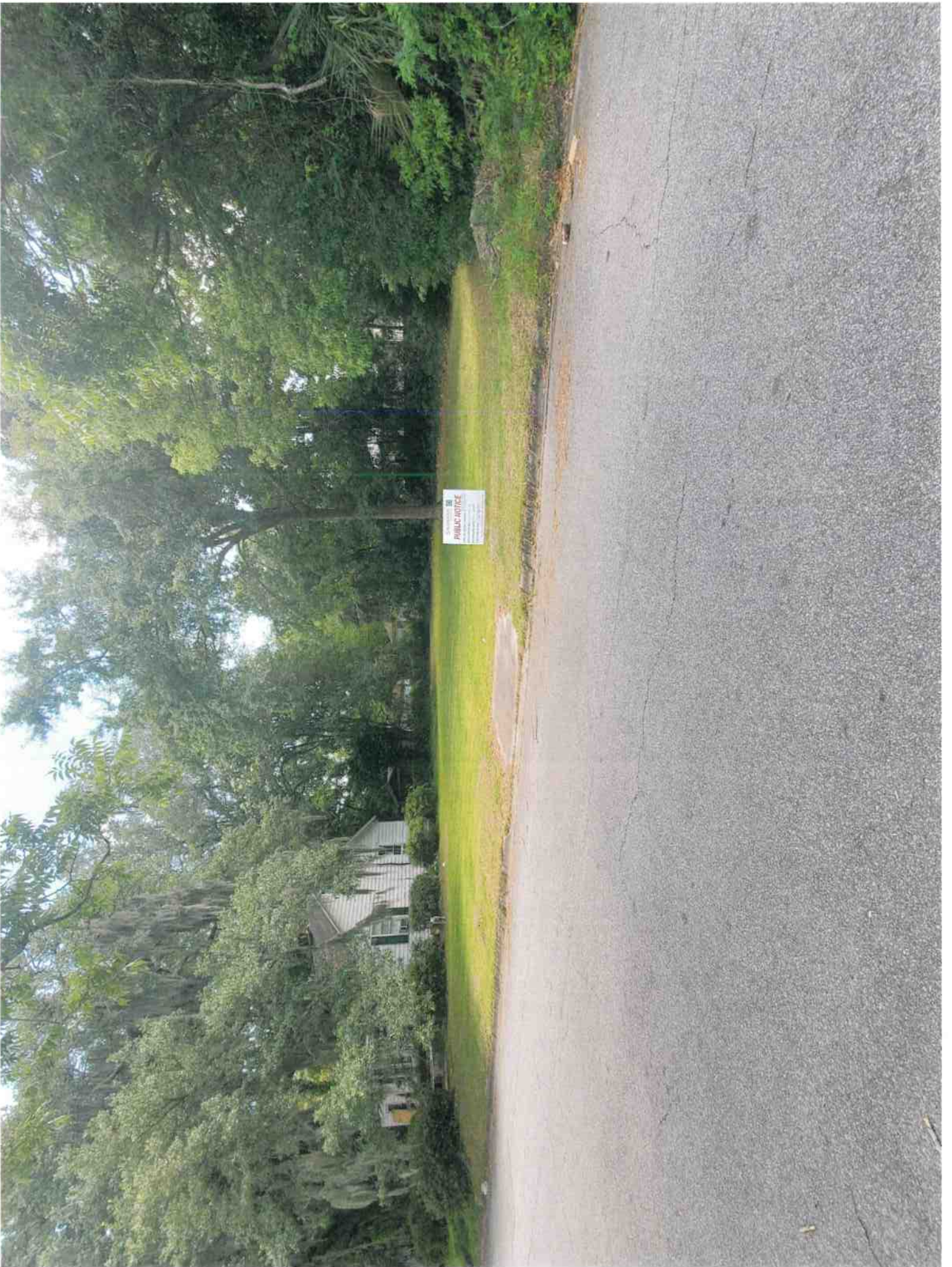
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1 inch = 100 feet

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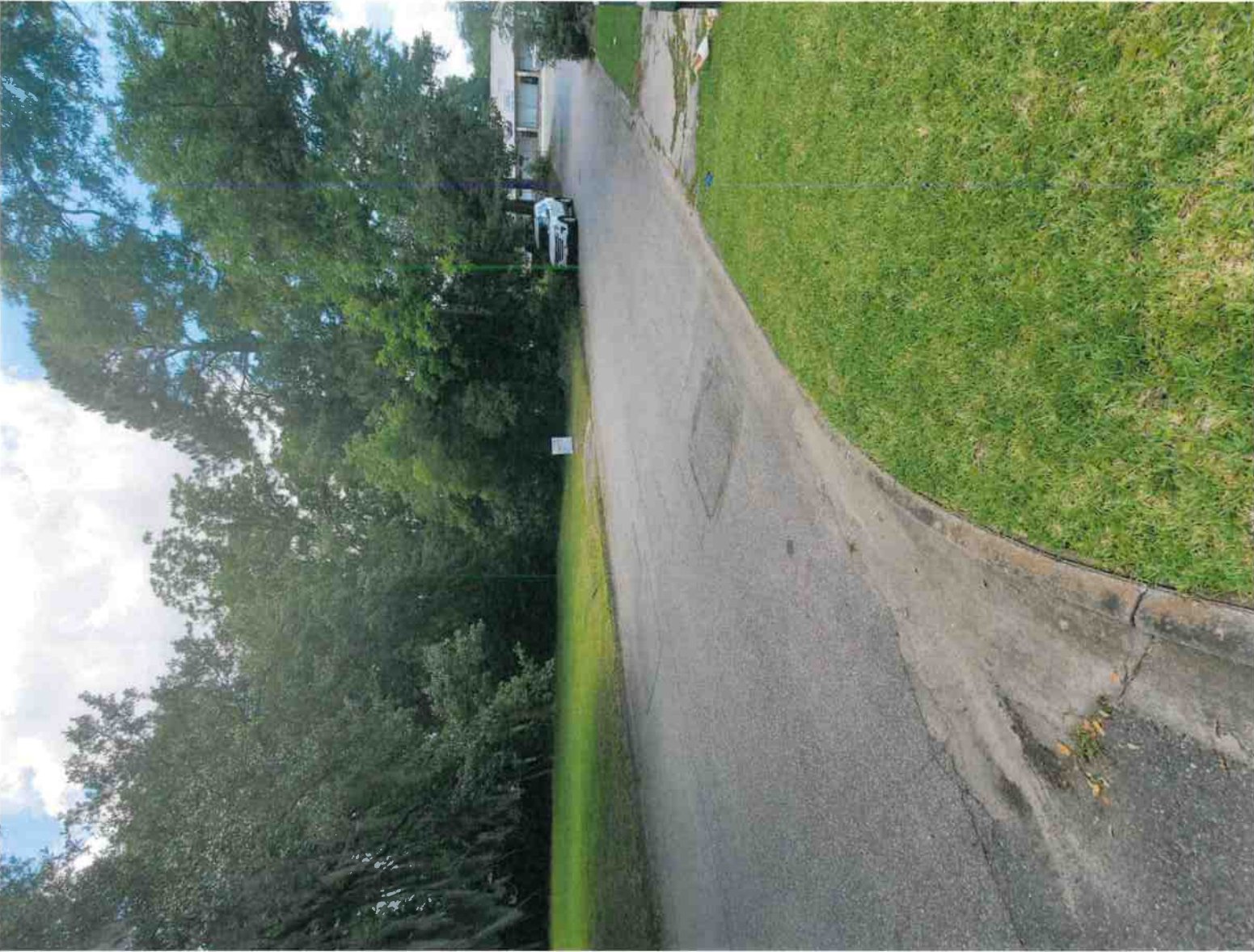




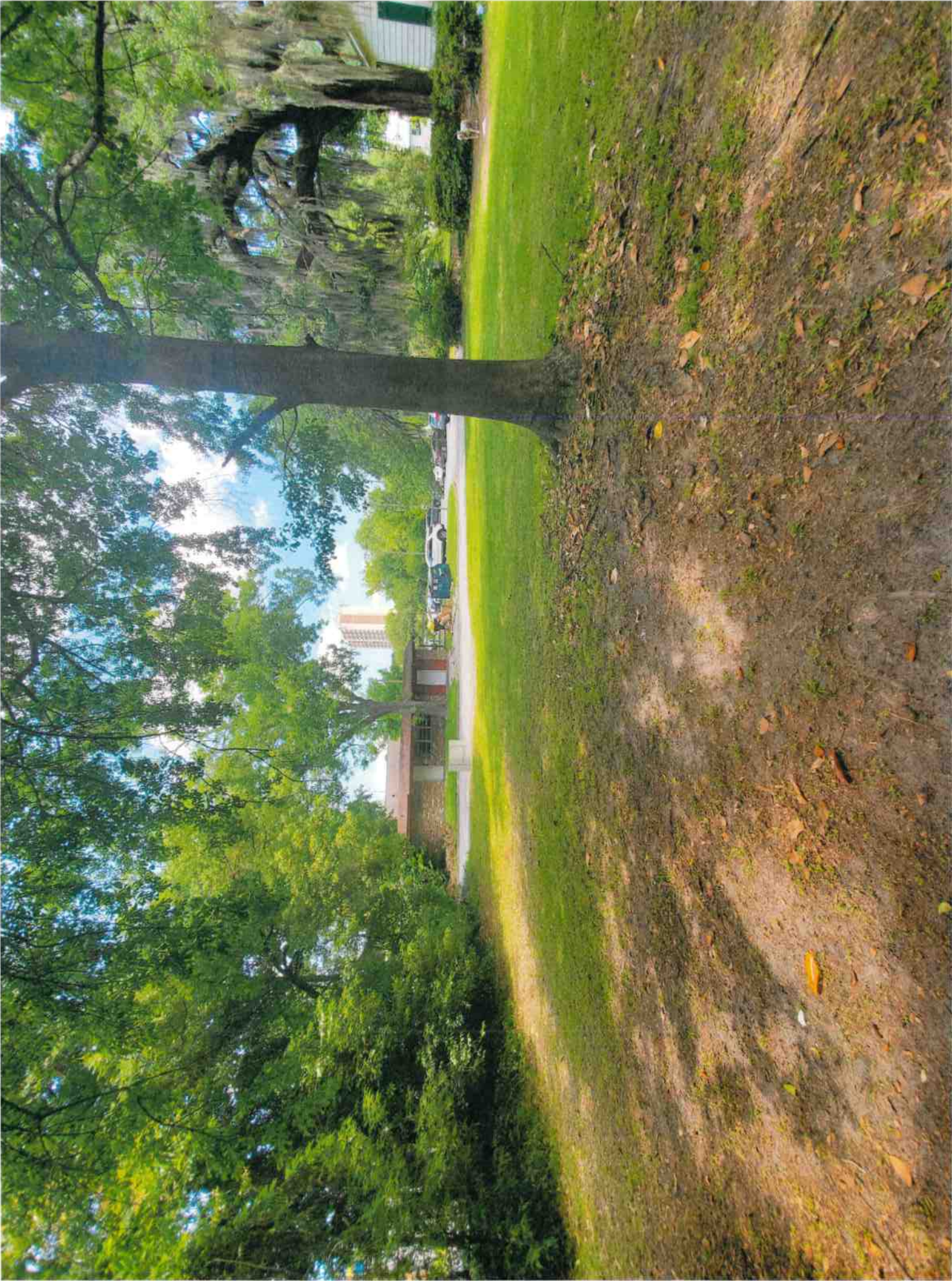
















# ZONING MAP

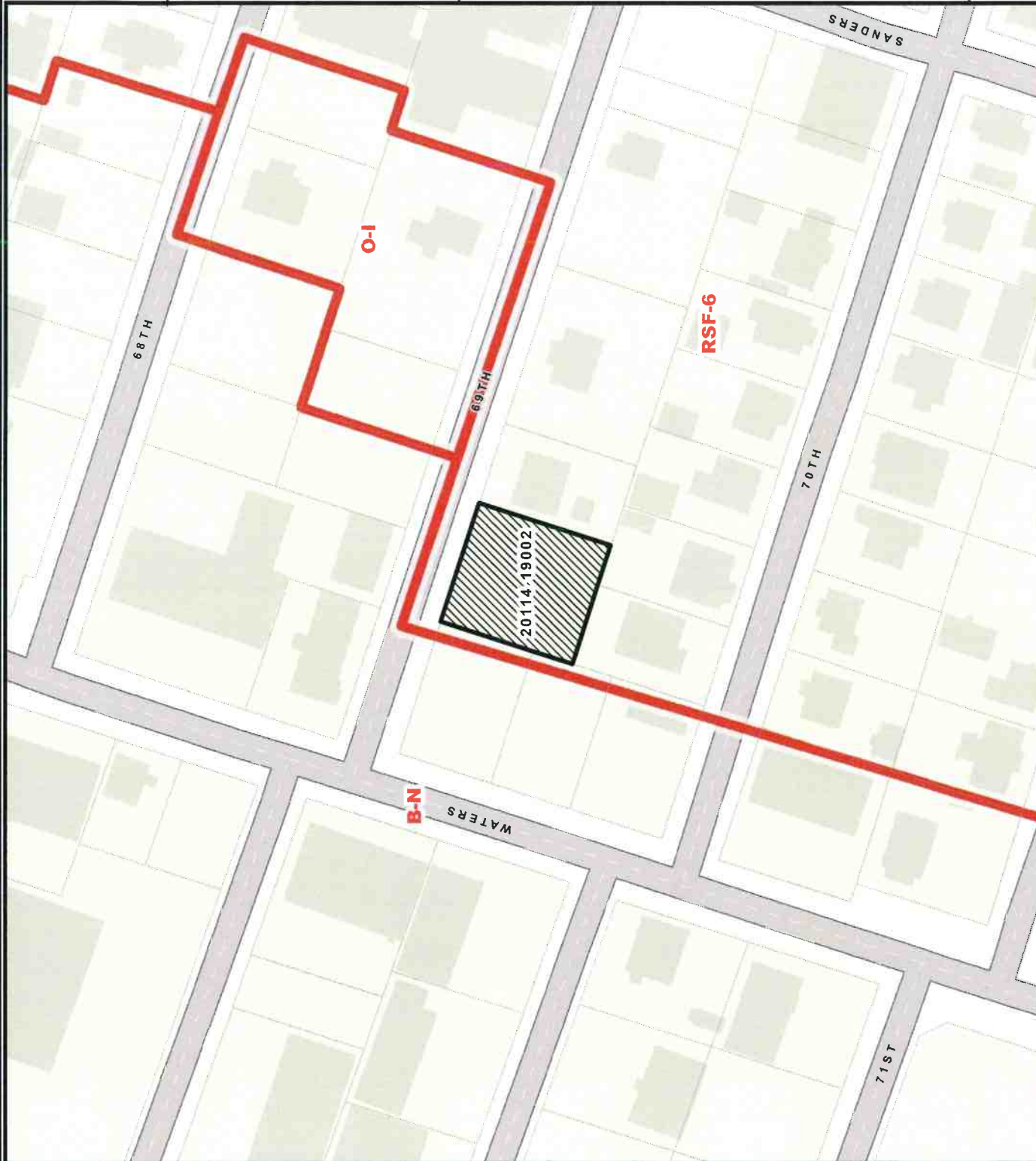
21-003122.ZA  
1103 E 69th Street  
Savannah, Ga  
Aldermanic District: 3 (Wilder-Bryan)  
Commission District: 2 (Rivers)  
Current property zoning(s) is primarily  
RSF-6  
Proposed property zoning:  
B-N

City of Savannah NewZoo Zoning When Applicable

Date: 6/10/2021



CHATHAM COUNTY - SAVANNAH  
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110 E. STATE ST. SAVANNAH, GA 31412-9246 PHONE 912-551-1440



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# FUTURE LAND USE

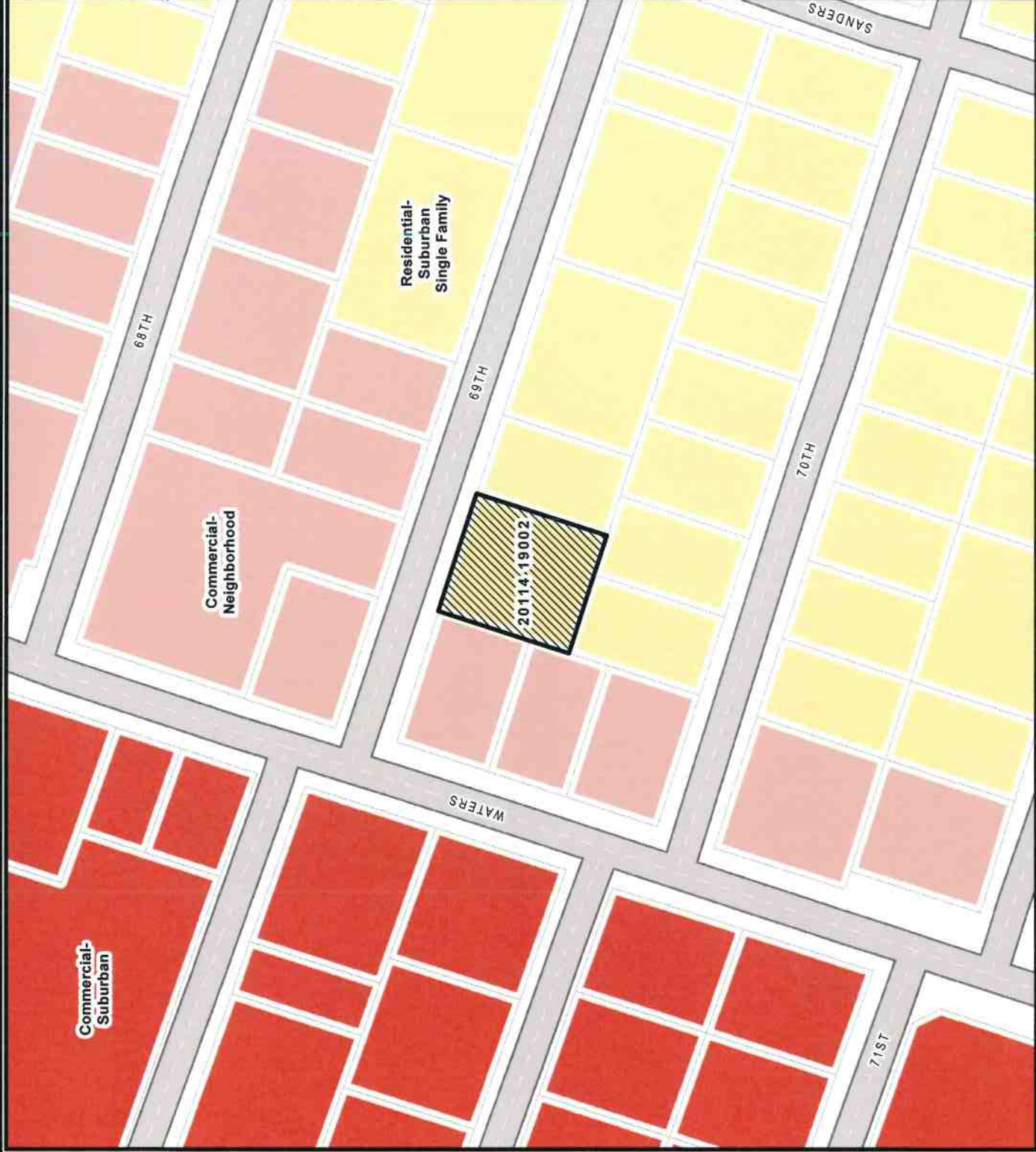
21-003122-ZA  
1103 E 69th Street  
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Aldermanic District: 3 (Wilder-Bryan)  
Commission District: 2 (Rivers)

Commercial- Neighborhood  
Commercial- Suburban  
Residential- Suburban Single Family

Date: 6/10/2021



CHATHAM COUNTY - SAVANNAH  
**METROPOLITAN PLANNING COMMISSION**  
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# TAX MAP

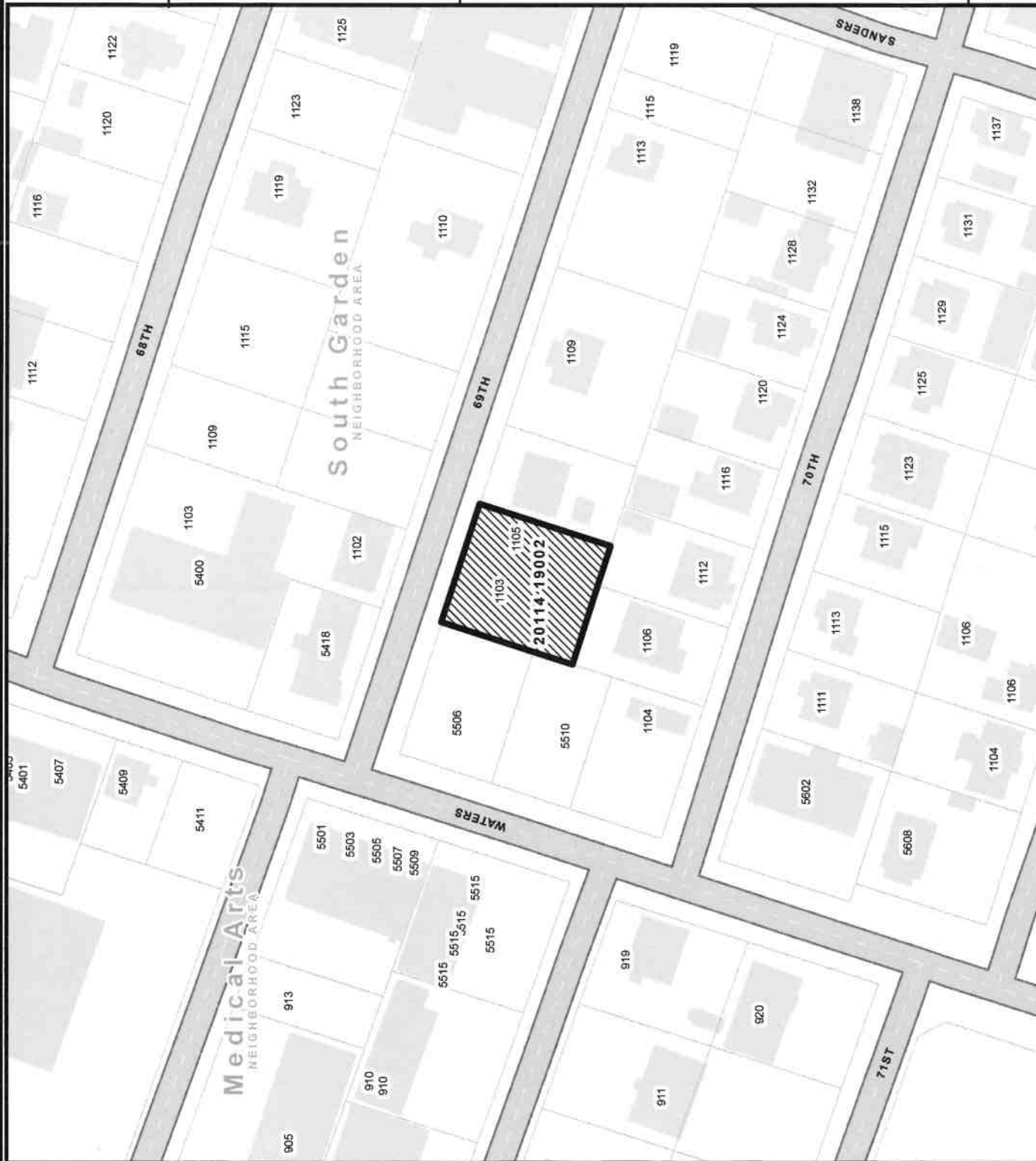
Neighborhood: See Map  
PIN(s): See Map

21-003122-ZA  
1103 E 69th Street  
Savannah, Ga  
Aldermanic District: 3 (Wilder-Bryan)  
Commission District: 2 (Rivers)

Date: 6/10/2021



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