



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: APRIL 3, 2018

TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH

FROM: METROPOLITAN PLANNING COMMISSION

SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

Petition to Rezone Property located at 0 Helmken Street, 0 Mastick Street and 1300 Wheaton Street from I-L (Light Industrial) and R-M-25 (Multifamily Residential, 25 units per net acre) to B-N (Neighborhood Business)
Robert L. McCorkle, III as Agent for Parth Patel
Aldermanic District: John Hall (District 3)
County Commission District: James J. Holmes (District 2)
Property Identification Number: 2-0041-06-006, -007, -008, -009
File No. 18-001341-ZA

MPC ACTION:

Approval to rezone the properties located at 0 Helmken Street, 0 Mastick Street, and 1300 Wheaton Street from I-L (Light Industrial) and R-M-25 (Multifamily residential, 25 units per net acre) to B-N (Neighborhood Business).

MPC STAFF RECOMMENDATION:

Approval to rezone the properties located at 0 Helmken Street, 0 Mastick Street, and 1300 Wheaton Street from I-L (Light Industrial) and R-M-25 (Multifamily residential, 25 units per net acre) to B-N (Neighborhood Business).

MEMBERS PRESENT: 10 + Chairman

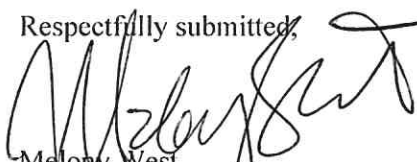
Joseph Ervin, Chairman
Thomas Branch
Travis Coles
Ellis Cook
Roberto Hernandez
Karen Jarrett
Tanya Milton
Lee Smith

Linder Suthers
Joseph Welch
Tom Woiwode

PLANNING COMMISSION VOTE: Approve Staff Recommendation (9-2)

APPROVAL Votes: 9	DENIAL Votes: 2	ABSENT
Ervin Coles Hernandez Jarrett Milton Smith Suthers Welch Woiwode	Branch Cook	Manigault

Respectfully submitted,



Melony West
Interim Executive Director

/jh

Enclosure

cc Luciana Spracher, Interim Clerk of Council
Brooks Stillwell, City Attorney
Lester B. Johnson, Assistant City Attorney
Jennifer Herman, Assistant City Attorney
Beth Barnes, Department of Inspections





Chatham County - Savannah Metropolitan Planning Commission

April 3, 2018 Regular MPC Meeting

Title

D9 - MAP AMENDMENT | Robert McCorkle as Agent for Parth Patel | Request to rezone property from I-L (Light Industrial) and R-M-25 (Multifamily Residential, 25 units per net acre) to B-N (Neighborhood Business) | 0 Helmken Street, 0 Mastick Street and 1300 Wheaton Street | 18-001341-ZA

Description

A request to rezone property located at 0 Helmken Street, 0 Mastick Street and 1300 Wheaton Street from I-L (Light Industrial) and R-M-25 (Multifamily Residential, 25 units per net acre) to B-N (Neighborhood Business). The purpose for rezoning is to allow Use 50 (Fuel Station) to be developed on the vacant 0.77 acre site.

Recommendation

Staff recommends **approval** to rezone the properties located at 0 Helmken Street, 0 Mastick Street, and 1300 Wheaton Street from I-L (Light Industrial) and R-M-25 (Multifamily residential, 25 units per net acre) to B-N (Neighborhood Business).

Contact

Financial Impact

Review Comments

Attachments

- 🔗 [List of Uses - 1341.pdf](#)
- 🔗 [SDP Docs 1341.pdf](#)
- 🔗 [Maps and Images 1341.pdf](#)
- 🔗 [Staff Report-18-001341-ZA-MAP.pdf](#)



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

TO: The Mayor and Aldermen

FROM: The Planning Commission

DATE: April 3, 2018

SUBJECT: Petition to Rezone Property located at 0 Helmken Street, 0 Mastick Street and 1300 Wheaton Street from I-L (Light Industrial) and R-M-25 (Multifamily Residential, 25 units per net acre) to B-N (Neighborhood Business)
Robert L. McCorkle, III as Agent for Parth Patel
Aldermanic District: John Hall (District 3)
County Commission District: James J. Holmes (District 2)
Property Identification Number: 2-0041-06-006, -007, -008, -009
File No. 18-001341-ZA

Issue:

A request to rezone property located at 0 Helmken Street, 0 Mastick Street and 1300 Wheaton Street from I-L (Light Industrial) and R-M-25 (Multifamily Residential, 25 units per net acre) to B-N (Neighborhood Business). The purpose for rezoning is to allow Use 50 (Fuel Station) to be developed on the vacant 0.77 acre site.

Background:

The subject property is located on the northside of Wheaton Street between the intersections of Helmken Street and Mastick Street. The site is currently vacant and was once the site of a plant nursery. The site is currently split-zoned between I-L and R-M-25 which is consistent with many other properties located along the Wheaton Street Corridor. The I-L zoning district allows for a range of both non-industrial and light industrial land uses. Some of the permitted non-industrial uses include single-family residential, office, retail, vehicle sales and repair, storage, and craft distilleries. Some of the permitted industrial uses include machine shops, bottling plants, laundry plants, and ceramic production. The R-M-25 zoning district allows for less intensive uses related to single and multifamily dwellings, day cares and senior living facilities.

Several existing land uses located along the Wheaton Street corridor, between Cedar Street and Bee Road, include a seafood market, a convenience store, a package store, a vehicle repair shop, vacant properties, a Savannah Housing Authority development, and residential neighborhoods.

The petitioner wishes to rezone the subject site in order to allow the development of a 3,140 square foot convenience store with fuel pumps (Use 50). The development will include 6 fuel pumps and associated parking spaces. The proposed development is also expected to have access onto all street frontages (Wheaton, Helmken and Mastick). Street access must be reviewed and approved by the City Traffic Engineering Department through the Site Plan Process. The petitioner wishes to rezone the property from an I-L (Light Industrial) and R-M-25 (Multifamily residential, 25 units per net acre) zoning district to a B-N (Neighborhood Business) zoning district in order to allow the development of the proposed fuel station use.

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 on March 16th, 2018. Public notice was also posted on-site.

On March 21st, 2018, the petitioner attended a neighborhood meeting for the Benjamin Van Clark Neighborhood Association and presented details regarding the proposed convenience store/fuel station.

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

<u>Location</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential neighborhood	R-M-25
South	Housing Authority of Savannah Residential Development	PUD-M-16
East	Residential neighborhood & Vacant property	I-L & R-M-25
West	Residential neighborhood & Vacant property	I-L & R-M-25

3. **Existing I-L (Light Industrial) Zoning District:**

- a. **Intent of the Light Industrial District:** “The purpose of the I-L district is to create and protect areas for those industrial uses which do not create excessive noise, odors, smoke and dust and which do not possess other objectionable characteristics which might be detrimental to surrounding neighborhoods or to the other uses permitted in this district.”

- b. **Allowed Uses:** See the Attachment.
 - c. **Development Standards:** See Table 1.
4. **Existing R-M-25 (Multifamily residential, 25 units per net acre) Zoning District:**
- a. **Proposed Intent of the Multifamily Residential District:** “The purpose of the R-M district is to provide areas for multifamily development and compatible nonresidential development. The net dwelling density for this zone shall be established at the time of rezoning. The density to be established shall be recommended by the Metropolitan Planning Commission, but shall be not more than 40 units per acre. In establishing a density standard for an R-M district, the Metropolitan Planning Commission shall consider the following conditions, among others:
 - a. The traffic that will be generated by the proposed development in comparison to uses permitted under the existing zoning classification.
 - b. The capacity of water and sewer systems to accommodate the proposed development.
 - c. The compatibility of the development with the surrounding land uses.”
 - b. **Proposed Uses:** See the Attachment.
 - c. **Proposed Development Standards:** See Table 1.
5. **Proposed B-N (Neighborhood Business) Zoning District:**
- a. **Proposed Intent of the Neighborhood Business District:** “The purpose of this district shall be to provide convenient shopping facilities consisting of convenience goods and personal services in neighborhood market areas of from 3,000 to 5,000 people”.
 - b. **Proposed Uses:** See the Attachment.
 - c. **Proposed Development Standards:** See Table 1.
6. **Land Use Element:** The Chatham County-Savannah Comprehensive Plan Future Land Use Map (FLUM) designates the subject property as Traditional Commercial. This FLUM designation encourages a mix of uses including retail, office, services, institutional, civic and residential. The proposed B-N zoning district is consistent with the existing FLUM classification.

7. **Public Services and Facilities:** The property is served by the Savannah Police Department, Savannah fire protection and by Savannah water and sanitary sewer.
8. **Transportation Network:** The subject site is located along Wheaton Street which is considered a secondary arterial street according to the Street Classification Map (Section 8-3048). The site and proposed multifamily development would be accessible to Chatham Area Transit Bus Routes 10 and 27.

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 ___ No X

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 ___ No X

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 ___ No X

POLICY ANALYSIS:

The Wheaton Street corridor, especially between Cedar Street and Bee Road, exhibits a variety of both residential and nonresidential land uses. Industrial zoning in this area currently allows land uses which are more intensive in terms of traffic, noise, and scale which is not characteristic of the nearby residential neighborhoods, commercial businesses, or civic uses.

The predominant land use both adjacent to and near the subject site includes single-family residential neighborhoods. The I-L designation is not often located adjacent to residential districts so as to prevent incompatible land uses typically associated with industry, production and heavy commercial to be located next to established neighborhoods. The proposed rezoning of the subject site to a B-N classification would encourage more neighborhood commercial land uses to be permitted along the Wheaton Street corridor. Neighborhood business uses, in particular, would encourage compatible convenience and retail store uses to be permitted along the Wheaton Street corridor which is currently not readily accessible.

The proposed rezoning is also consistent with the Comprehensive Plan objective for improving the quality of life and safe living environment in all neighborhoods by "Reduc[ing] uses that negatively impact the quality of life in residential neighborhoods" (Ch. 5.4). One of the strategies suggested to work towards this goal is to review the current zoning of certain areas and amend those in order to discourage uses that could negatively impact residential areas.

RECOMMENDATION:

Staff recommends **approval** to rezone the properties located at 0 Helmken Street, 0 Mastick Street, and 1300 Wheaton Street from I-L (Light Industrial) and R-M-25 (Multifamily residential, 25 units per net acre) to B-N (Neighborhood Business).

ALTERNATIVES:

1. Approve staff's recommendation.
2. Deny the petitioner's request.
3. Deny the petitioner's request and approve an alternative classification.

**Table 1: Comparison of Development Standards for the
Existing I-L and R-M Zoning Districts and Proposed B-N Zoning District**

	I-L	R-M	B-N
Minimum Lot Area	Residential – 6,000 sf Nonresidential – n/a	Residential 1. SF – 6,000 sf 2. 2F – 3,600 sf 3. 3F – 2,400 sf 4. 4F – 1,800 sf 5. MF – 1,300 sf Semidetached or end-row – 600 sf Row – 600 sf Nonresidential – 6,000 sf	n/a
Minimum Lot Width	Residential - 60 ft. Nonresidential – n/a	Residential 1. SF – 60 ft. 2. 2F – 60 ft. 3. 3F – 60 ft. 4. 4F – 60 ft. 5. MF – 60 ft. Semidetached or end-row – 18 ft. Row – 18 ft. Nonresidential – 60 ft.	n/a
Front Yard Setback (Secondary Arterial)	Residential – 70 ft. from center line Nonresidential - 40 ft. from center line	70 ft. from center line	40 ft. from center line
Minimum Side Yard Setback	Residential – 5 ft. or 10 ft. when abutting property in an R district. Nonresidential – 10 ft. when abutting property in an R district.	Residential 1. SF – 5 ft. 2. 2F – 5 ft. 3. 3F – 10 ft. 4. 4F – 10 ft. 5. MF – 10 ft. Nonresidential – 10 ft.	10 ft. when abutting property in an R district.
Minimum Rear Yard Setback	Residential – 25 ft. Nonresidential – 10 ft. when abutting property in an R district.	25 ft.	When abutting property in an R district, then rear yard shall be the same as for R district
Maximum Height	Residential – 35 ft. Nonresidential – n/a	40 ft.	35 ft.
Maximum Building Coverage	n/a	Residential – n/a Nonresidential – 40 percent	n/a
Maximum Density	n/a	Determined at the time of rezoning (40 units per net acre maximum)	n/a