



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: FEBRUARY 20, 2018

TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH

FROM: METROPOLITAN PLANNING COMMISSION

SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

**Petitioner: Ardsley Park-Chatham Crescent-Ardmore Neighborhood
Association
Zoning Map Amendment
Ardsley Park-Chatham Crescent Conservation District
Ardmore Conservation District
File No. 18-000225-ZA**

MPC ACTION:

Approval of the Ardsley Park-Chatham Crescent and Ardmore Conservation Overlay Districts.

MPC STAFF RECOMMENDATION:

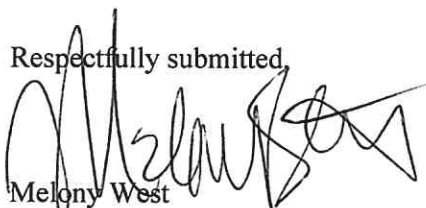
Approval of the Ardsley Park-Chatham Crescent and Ardmore Conservation Overlay Districts.

MEMBERS PRESENT: 9 + Chairman

James Overton, Chairman
Ellis Cook
Joseph Ervin
Roberto Hernandez
Karen Jarrett
Lacy Manigault
Tanya Milton
Linder Suthers
Joseph Welch
Tom Woiwode

PLANNING COMMISSION VOTE: Approve Staff Recommendation (10-0)

| APPROVAL Votes: 10 | DENIAL Votes: | ABSENT |
|--|--------------------------|-------------------------------------|
| Overton Cook Ervin Hernandez Jarrett Manigault Milton Suthers Welch Woiwode | | Branch Coleman Coles Smith |

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

2/14



Chatham County - Savannah Metropolitan Planning Commission

February 20, 2018 Regular MPC Meeting

Title

D5 - MAP AMENDMENT | Request to Rezone Ardsley Park-Chatham Crescent-Ardmore to Conservation District Overlay | Ardsley Park-Chatham Crescent-Ardmore Neighborhood Association, Petitioner | File No. 18-00225-ZA

Description

The Ardsley Park-Chatham Crescent-Ardmore Neighborhood Association has filed a petition to designate the area from Victory Drive to 55th Lane and Bull Street to Waters Avenue as a Conservation District.

Recommendation

The MPC staff recommends **approval** of the Ardsley Park-Chatham Crescent and Ardmore Conservation Overlay Districts.

Contact

Ellen I. Harris

Financial Impact

Review Comments

Attachments

- 🔗 [Staff Recommendation.pdf](#)
- 🔗 [Conservation District Map.pdf](#)
- 🔗 [Maps.pdf](#)
- 🔗 [Letters of support 2-20-18.pdf](#)



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M E M O R A N D U M

TO: Mayor and Aldermen of the City of Savannah

FROM: Metropolitan Planning Commission

DATE: February 20, 2018

SUBJECT: Petitioner: Ardsley Park-Chatham Crescent-Ardmore Neighborhood Association

Zoning Map Amendment
Ardsley Park-Chatham Crescent Conservation District
Ardmore Conservation District
File No. 18-000225-ZA
Ellen I. Harris, Project Planner

ISSUE:

The Ardsley Park-Chatham Crescent-Ardmore Neighborhood Association has filed a petition to designate the area from Victory Drive to 55th Lane and Bull Street to Waters Avenue as a Conservation District.

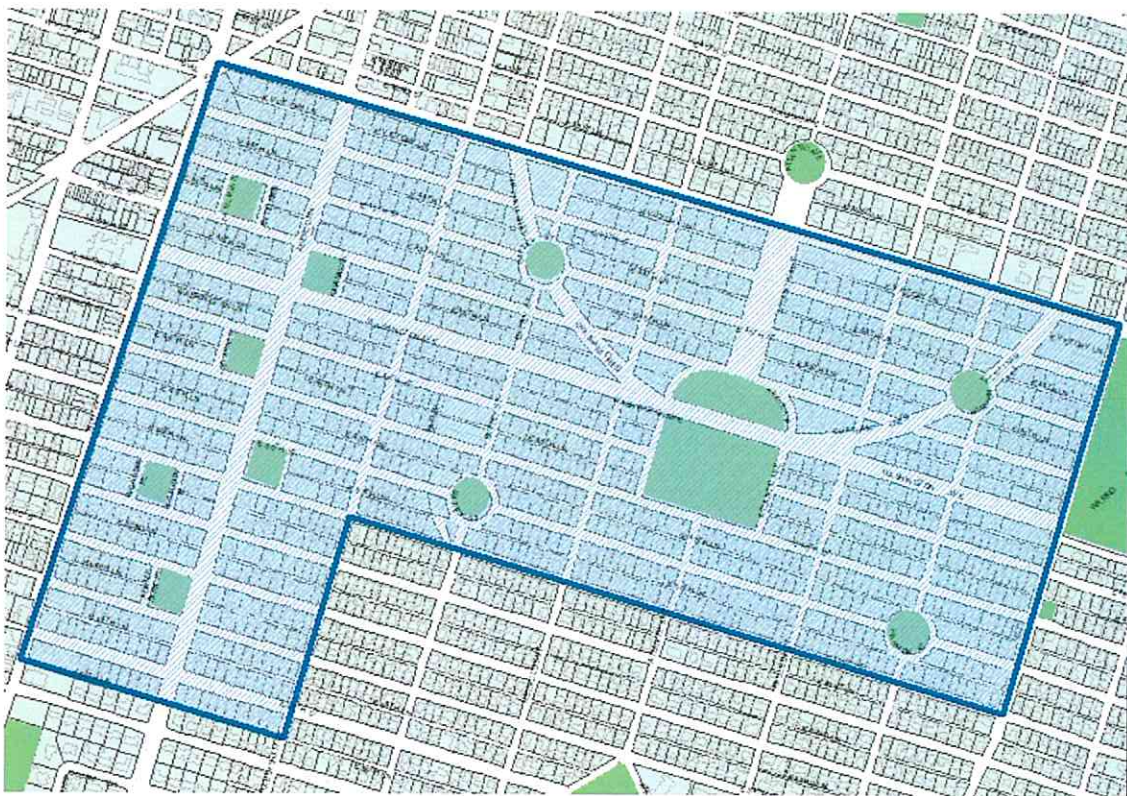
BACKGROUND

The Ardsley Park-Chatham Crescent-Ardmore neighborhood is an established, historic neighborhood with distinctive architecture and landscape design. The neighborhood association is seeking to have some protection from unnecessary demolitions of historic buildings by establishing the Conservation District. This would require that all demolitions of historic buildings are reviewed by the Planning Commission at a public hearing and public notice would be provided.

Ardsley Park and Chatham Crescent were developed at approximately the same time (1910-1930) by two different developers. Ardmore was developed a little later (late 1920s to 1940s). Because of the difference in the development timeframe, which resulted in subtle differences in architectural styles and building sizes, staff is recommending the creation of two Conservation Districts- one for Ardsley Park-Chatham Crescent and a separate district for Ardmore. No change in the overall boundaries of is proposed. The two Conservation Districts follow the boundaries of the neighborhood association as outlined in the neighborhood's bylaws.

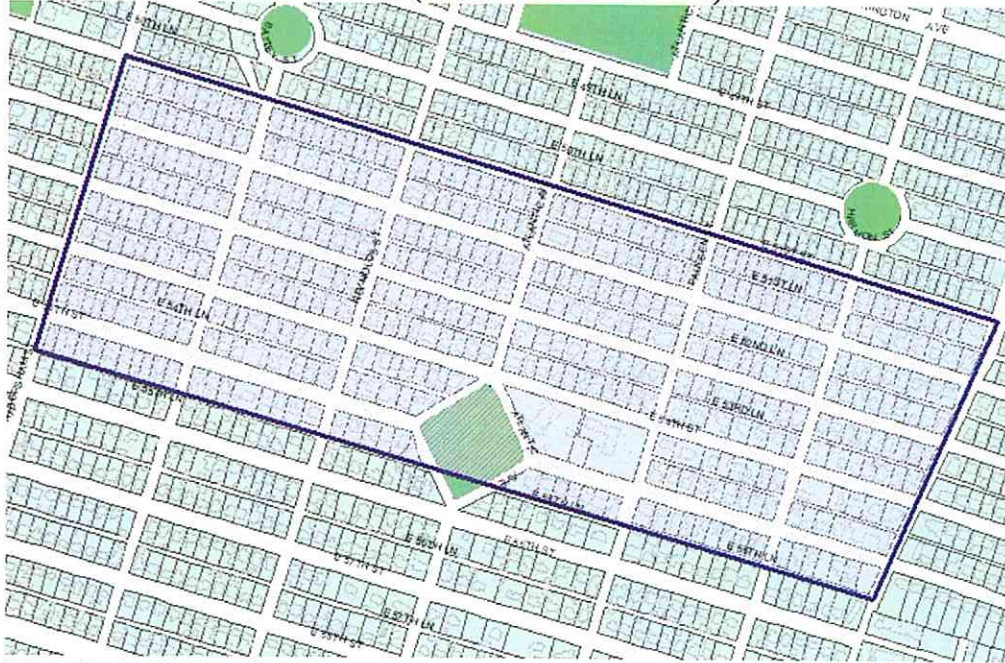
FINDINGS:

1. **Public Notice:** A courtesy notification was mailed to property owners within the boundaries of the proposed overlays.
2. **Existing Development Pattern:** Neighborhoods within the Conservation Overlay Districts are generally characterized as predominantly single family with some multifamily residential uses interspersed with neighborhood scale retail. Civic uses including schools and churches are also located within the districts.
3. **Overlay Boundaries:** The overlay applies to a defined geographic area delineated in the associated maps (maps 1 and 2). The Ardsley Park-Chatham Crescent Overlay District (CD-1) boundaries are Victory Drive to the north, 55th Lane and 51st Street to the south, Bull Street to the west, and Habersham and Waters to the east.



Map 1: Ardsley Park-Chatham Crescent Conservation District (CD-1)

The Ardmore Overlay District (CD-2) extends from 51st Street to the north to 55th Lane to the south, Habersham Street to the west and Waters Avenue to the east. Any demolition of a contributing building within the boundaries would be subject to the restrictions outlined in the associated text amendment (file no. 17-007079-ZA).



Map 2: Ardmore Conservation District (CD-2)

4. **Transportation Network:** Victory Drive, Bull Street, Abercorn Street, Waters Avenue, and 52nd Street are the primary vehicular travel ways in the area.
5. **Public Services and Facilities:** The properties identified on the corresponding map are served by Metropolitan Police Department, City fire protection and by City water and sewer.
6. **Land Use Element:** The adopted Tri-Centennial Comprehensive Plan Future Land Use Map will not be amended as a result of the proposed overlay. Both the base zoning districts and existing land use categories will remain unchanged for properties within the overlay.
7. **Zoning:** Although the base zoning district will not be changed for any property in the overlay, the corresponding text amendment, which establishes the overlay, states that in the event of any conflict between the base district and the overlay the more restrictive standards shall apply.

SUMMARY OF FINDINGS

1. *Will the proposed zoning district / overlay 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 / overlay 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 / overlay 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 / overlay 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 / overlay 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 / overlay 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

ALTERNATIVES:

1. Approve the petitioner's request.
2. Approve an alternative amendment.

POLICY ANALYSIS:

Ardsley Park-Chatham Crescent and Ardmore neighborhoods are established, intact historic neighborhoods with a high level of both historical significance and integrity. The proposed Conservation Overlay Districts will ensure that unnecessary demolitions are avoided and that a public hearing is provided.

RECOMMENDATION:

Approval of the Ardsley Park-Chatham Crescent and Ardmore Conservation Overlay Districts.