



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:

Petition to Rezone Properties located at 0, 1210, and 1212 Wheaton Street from an I-L (Light Industrial) and R-M-25 (Multi-Family Residential – 25 units per net acre) district to an R-M-40 (Multi-Family Residential-40 units per net acre)

Live Oak Landing LLP, Petitioner

Live Oak Landing LLP, Owner

Robert L. McCorkle, III, Agent

0, 1210 and 1212 Wheaton Street

Aldermanic District: 3 (John Hall)

County Commission District: 2 (James J. Holmes)

Property Identification Number: 2-0034 -24-004, -004A, and -006

File No. 18-000497-ZA

MPC ACTION:

Approval to rezone the properties located at 0, 1210, and 1212 Wheaton Street from I-L (Light Industrial) and R-M-25 (Multi-Family Residential, 25 units per net acre) to R-M-40 (Multifamily Residential, 40 units per net acre).

MPC STAFF RECOMMENDATION:

Approval to rezone the properties located at 0, 1210, and 1212 Wheaton Street from I-L (Light Industrial) and R-M-25 (Multi-Family Residential, 25 units per net acre) to R-M-40 (Multifamily Residential, 40 units per net acre).

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 (9-1)

APPROVAL Votes: 9	DENIAL Votes: 1	ABSENT
Overton Cook Ervin Jarrett Manigault Milton Suthers Welch Woiwode	Hernandez	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





Chatham County - Savannah Metropolitan Planning Commission

February 20, 2018 Regular MPC Meeting

Title

D2 - MAP AMENDMENT | Request to rezone 6.7 acres located at 0,1210 and 1212 Wheaton Street from an I-L (Light Industrial) to a R-M-40 (Multifamily residential, 40 units per net acre) zoning classification| Robert L. McCorkle, III as Agent for Live Oak Landing, LP | File No. 18-000497-ZA

Description

The petitioner, Robert L. McCorkle III, as Agent for Live Oak Landing LLP, is requesting approval to rezone property located at 0, 1210 and 1212 Wheaton Street from an I-L (Light Industrial) district to an R-M-40 (Multi-Family Residential-40 units per net acre).

Recommendation

Staff recommends **approval** to rezone the properties located at 0, 1210, and 1212 Wheaton Street from I-L (Light Industrial) to R-M-40 (Multifamily Residential, 40 units per net acre).

Contact

Financial Impact

Review Comments

Attachments

- 🔗 [List of Uses for IL and RM.pdf](#)
- 🔗 [Concept Plan 0497.pdf](#)
- 🔗 [Maps and Images 0497.pdf](#)
- 🔗 [Staff Report-18-000497-ZA-MAP - 2.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: February 20, 2018

SUBJECT: Petition to Rezone Properties located at 0, 1210, and 1212 Wheaton Street from an I-L (Light Industrial) and R-M-25 (Multi-Family Residential – 25 units per net acre) district to an R-M-40 (Multi-Family Residential-40 units per net acre)
Live Oak Landing LLP, Petitioner
Live Oak Landing LLP, Owner
Robert L. McCorkle, III, Agent
0, 1210 and 1212 Wheaton Street
Aldermanic District: 3 (John Hall)
County Commission District: 2 (James J. Holmes)
Property Identification Number: 2-0034 -24-004, -004A, and -006
File No. 18-000497-ZA

Issue:

The petitioner, Robert L. McCorkle, III, as Agent for Live Oak Landing LLP, is requesting approval to rezone property located at 0, 1210 and 1212 Wheaton Street from an I-L (Light Industrial) and an R-M-25 (Multi-Family Residential-25 units per net acre) district to an R-M-40 (Multi-Family Residential-40 units per net acre) district.

Background:

The subject ±6.7 acre site is located on the northside of Wheaton Street between the intersections of Cedar Street and Live Oak Street. One of the subject parcels is currently split-zoned with both I-L and R-M-25 zoning designations while the remaining two are completely zoned I-L. The petitioner wishes to rezone all three properties to the R-M-40 classification in order to allow the development of a 154-unit residential complex.

The current I-L (Light Industrial) zoning of the subject site is consistent with 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. Several existing land uses located along the Wheaton Street corridor, between Waters Avenue and Truman Parkway, include

an elementary school, convenience stores, a package store, vehicle repair shops, 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 an age-restricted (age 62 and up) and affordable multifamily housing complex. The two-phased development will include apartment units and cottages; approximately 154 dwelling units. The first phase of development is proposed to incorporate 70 units (12 one-bedroom cottages, 12 one-bedroom apartments and 46 two-bedroom apartments). The second phase of development is proposed to incorporate 84 units (12 one-bedroom apartments and 72 two-bedroom units). The petitioner wishes to rezone the property from an I-L (Light Industrial) and an R-M-25 (Multifamily Residential, 25 units per net acre) zoning district to an R-M-40 (Multifamily Residential, 40 units per net acre) zoning district in order to allow the development of the proposed multifamily 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 February 5, 2018. Public notice was also posted on the subject site. There does not appear to be an active neighborhood association for the Blackshear neighborhood, however, public notices were sent to the adjacent neighborhood associations including Hillcrest, Benjamin Van Clark, and Eastside.
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	Truman Parkway	R-M-25, I-L
South	Wheaton Street, Residential, Commercial, Vacant	I-L, R-B-1, R-4
East	Commercial, Residential	I-L, R-M-25
West	Civic (School), Vacant	R-M-25, I-L

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. **Proposed R-M (Multifamily Residential) 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. **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 R-M-40 zoning district is consistent with the existing FLUM classification.
- 6. **Public Services and Facilities:** The property is served by the Savannah Police Department (Central Precinct), City of Savannah fire protection and by City of Savannah water and sanitary sewer.
- 7. **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 two-way street varies in width but is typically 60-feet. The site and proposed multifamily development would be accessible to Chatham Area Transit Bus Routes 10 and 27. According to the GDOT traffic count reports from 2016, the average number of daily traffic counts along Wheaton Street near the subject site was approximately 14,200. MPC’s Transportation Planning Department staff also provided an anticipated traffic count of 529 weekday trips for the proposed 154-unit multifamily development.

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 Waters Avenue and Truman Parkway, 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 an R-M classification would encourage more residential and compatible commercial land uses to be permitted along the Wheaton Street corridor. Multifamily uses, in particular, would promote a more consistent residential land use pattern with the surrounding neighborhood.

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, 1210, and 1212 Wheaton Street from I-L (Light Industrial) and R-M-25 (Multi-Family Residential, 25 units per net acre) to R-M-40 (Multifamily Residential, 40 units per net acre).

ALTERNATIVES:

1. Deny the petitioner's request.
2. Deny the petitioner's request and approve an alternative classification.

Table 1: Comparison of Development Standards for the Existing I-L and Proposed R-M Zoning Districts		
	I-L	R-M
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
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.
Front Yard Setback (Secondary Arterial)	Residential – 70 ft. from center line Nonresidential - 40 ft. from center line	70 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.
Minimum Rear Yard Setback	Residential – 25 ft. Nonresidential – 10 ft. when abutting property in an R district.	25 ft.
Maximum Height	Residential – 35 ft. Nonresidential – n/a	40 ft.
Maximum Building Coverage	n/a	Residential – n/a Nonresidential – 40 percent
Maximum Density	n/a	Determined at the time of rezoning (40 units per net acre maximum)