



MEMORANDUM

TO: The Mayor and Aldermen of the City of Savannah

FROM: Candra Teshome, Planning and Zoning Liaison

DATE: May 28, 2020

SUBJECT: Request to rezone 1313 Habersham Street (PIN 20053 12003) File No. 20-001805-ZA

Petitioner's Request

Petition of Bridget Lidy on behalf of the Mayor and Aldermen to rezone the property at 1313 Habersham Street (PIN 20053 12003) from the TN-1 zoning district to the TC-1 zoning (File No. 20-001805-ZA).


Background Information

On July 18, 2019 and in conjunction with the new zoning ordinance effective September 1, 2019, the parcel was rezoned from the 1-B zoning districts to the TN-1 zoning district. Several parcels in the immediate vicinity were rezoned from the 1-B zoning district to the TC-1 zoning district as follows:

- a. 1401 Habersham Street (PIN 20053 19001), located directly south of the subject parcel across E Anderson Street, was rezoned from the 1-B zoning district to the TC-1 zoning district.
- b. 1402 Habersham Street (PIN 20053 20013), located southeast of the subject parcel at the intersection of E Anderson Street and Habersham Street, was rezoned from the 1-B zoning district to the TC-1 zoning district.
- c. 1412 Habersham Street (PIN 20053 20012), located southeast of the subject parcel on Habersham Street, was rezoned from the 1-B zoning district to the TC-1 zoning district.

Each of the parcels referenced above, including the subject parcel, were originally classified *Neighborhood convenience and mixed residential uses* under the previous zoning ordinance. The current zoning of the subject parcel excludes most commercial uses afforded the aforementioned parcels that were rezoned to TC-1. The purpose of the requested rezoning is to correct the scrivener's error and bring the parcel back into conformity.

In the previous ordinance, the 1-B district permitted neighborhood convenience uses and mixed residential uses. The 1-B district permitted a density range of between 30 and 50 dwelling units per gross acre of land, based on the type of dwelling unit (efficiency unit, one-bedroom unit, two-bedroom unit, etc.). This zoning designation also allowed a wider



range of commercial principal uses than the current TN-1 zoning district.

The Future Land Use (FLU) Category for this parcel shall require updating. The TC-1 zoning district shall only be established in the Traditional Commercial-1 (TC-1); Traditional Commercial-2 (TC-2) future land use categories. The parcel is currently within the boundaries of the Traditional Neighborhood FLU category.