



METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

DATE: JANUARY 29, 2019

TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH

FROM: METROPOLITAN PLANNING COMMISSION

SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

Rezone 317 and 323 East Broughton Street

Aldermanic District 1

County Commission District 3

PIN 2-0004-48-001 and 009

Total Area: 0.149 Acres - 0.049 Acres – 001 and 0.10 – Eastern Half of 009

Rob Brannen, Agent

File No. 18-006862-ZA

MPC ACTION:

Approval of the petitioner's request to rezone the eastern half of the property located at 317 East Broughton Street and the property located at 323 East Broughton Street from an RIP-A zoning classification to B-C-1 zoning classification

MPC STAFF RECOMMENDATION:

Approval of the petitioner's request to rezone the eastern half of the property located at 317 East Broughton Street and the property located at 323 East Broughton Street from an RIP-A zoning classification to B-C-1 zoning classification

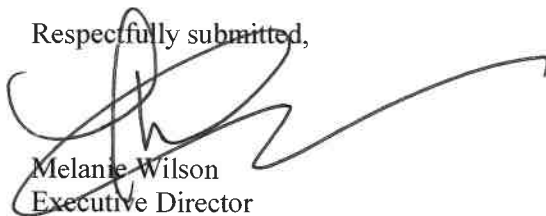
MEMBERS PRESENT: 11 + Chairman

Joseph Ervin, Chairman	Lee Smith
Thomas Branch	Linder Suthers
Travis Coles	Tom Woiwode
Ellis Cook	
Karen Jarrett	
Lacy Manigault	
Tanya Milton	
Wayne Noha	
Eula Parker	

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

APPROVAL Votes: 10	DENIAL Votes: 0	ABSENT
Ervin Branch Cook Coles Jarrett Manigault Noha Parker Smith Suthers		Hernandez Milton Welch Woiwode

Respectfully submitted,



Melanie Wilson
Executive Director

/jh

Enclosure

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





Chatham County - Savannah Metropolitan Planning Commission

January 29, 2019 Regular MPC Meeting

Title

ZONING MAP AMENDMENT | 317 and 323 East Broughton Street | RIPA zoning classification to B-C-1 zoning classification | File Number 18-006862-ZA

Description

PIN 2-0004-48-001 - Davenport House Endowment Fund (D.H.E.F.), dated April 14, 1999, Owner D.H.E.F. – Mills Morrison, Chairman – Petitioner
PIN 2-0004-48-009 – Lisa Van Dusen, William H. Morrison, and Nancy Macaluso, Owner/Petitioner
Rob Brannen, Agent
317 and 323 East Broughton Street
Aldermanic District 1
County Commission District 3
PIN 2-0004-48-001 and 009
Total Area: 0.149 Acres - 0.049 Acres – 001 and 0.10 – Eastern Half of 009
File No. 18-006862-ZA
Marcus Lotson, MPC Project Planner

The petitioner has requested a zoning map amendment to rezone properties located at 317 (eastern half of the site) and 323 East Broughton Street from an RIP-A (Residential – Medium Density) classification to a BC-1 (Central Business) classification. The purposes of the requested zoning map amendment is to accommodate the proposed expansion of the existing institutional use located at 323 East Broughton Street and to rezone the eastern half of the property located at 317 East Broughton Street which will result in the entire block face being zoned B-C-1.

Recommendation

The MPC staff recommends **approval** of the petitioner's request to rezone the eastern half of the property located at 317 East Broughton Street and the property located at 323 East Broughton Street from an RIP-A zoning classification to a B-C-1 zoning classification.

Contact

Financial Impact

Review Comments

Attachments

- 📎 [Maps.pdf](#)
- 📎 [RIP-A Uses.pdf](#)
- 📎 [B-C-1 District Allowed Uses.pdf](#)
- 📎 [Neighborhood Meeting - 01-22-19.pdf](#)
- 📎 [Staff Report - 18-006862-ZA.pdf](#)



METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

TO: Mayor and Aldermen, City of Savannah

FROM: The Planning Commission

DATE: January 29, 2019

**SUBJECT: PIN 2-0004-48-001 - Davenport House Endowment Fund (D.H.E.F.), dated April 14, 1999, Owner D.H.E.F. – Mills Morrison, Chairman – Petitioner
PIN 2-0004-48-009 – Lisa Van Dusen, William H. Morrison, and Nancy Macaluso, Owner/Petitioner
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317 and 323 East Broughton Street
Aldermanic District 1
County Commission District 3
PIN 2-0004-48-001 and 009
Total Area: 0.149 Acres - 0.049 Acres – 001 and 0.10 – Eastern Half of 009
File No. 18-006862-ZA
Marcus Lotson, MPC Project Planner**

ISSUE:

At issue is a request to rezone properties located at 317 and 323 East Broughton Street from an RIP-A (Residential – Medium Density) classification to a BC-1 (Central Business) classification

BACKGROUND

The subject property is 0.149 acres in size and is comprised of a 0.10-acre portion of a parcel and an adjacent 0.049-acre parcel located at the northeast corner of Broughton Street and Habersham Street.

The western parcel is presently an improved off-street parking lot and the eastern parcel is presently occupied by a two-story masonry structure (formerly the Kennedy Pharmacy) which is now part of the Davenport House Museum complex.

FINDINGS:

1. **Public Notice:** As required by Ordinance, the property was posted and notification letters were sent to the owners of all properties located within 300 feet of the subject site, as well as to the Savannah Downtown Neighborhood Association.
2. **Existing Development Pattern:** Zoning in the immediate area has remained stable and unchanged for the past 15 years.

The land uses and zoning districts surrounding the subject property include:

<u>Location</u>	<u>Land Use</u>	<u>Zoning</u>
North	East Broughton Street	
	Bank	B-C-1
	Retail Art Supply Store	B-C-1
	Restaurant	B-C-1
South	East Broughton Lane	
	Museum - Davenport House	RIP-A
	Multifamily (condominiums)	RIP-A
East	Habersham Street	
	Two-Family Residential	RIP-A
	One-Family Residential	RIP-A
West	Parking Lot – (W. Portion of Petitioned Site)	B-C-1

3. **Transportation Network:** Both of the petitioned parcels have frontage along East Broughton Street, a two-lane road classified as a collector roadway. The eastern petitioned parcel, 323 East Broughton Street, will also have frontage along Habersham Street, a two-lane roadway, also classified as a collector roadway. Both properties will also have frontage along East Broad Lane.

Transit: The subject site is presently served by the Chatham Area Transportation Authority (CAT) via route 11 - Candler and route 14 – Abercorn Local.

4. **Public Services and Facilities:** The subject site is served by the Savannah Police Department, the Savannah fire department, and by Savannah water and sewer services.
5. **Existing RIP-A Zoning District:**
 - a. **Intent of the RIP-A District:** According to the Savannah Zoning Ordinance, the intent of the RIP-A zoning district is to "...stabilize land use intensity in the RIP-A zoning districts to not more than 70 dwelling units per net acre of residential land. Further the purpose of this district shall be to assure a compatible land use pattern within the unique physical environs of Old Savannah."
 - b. **Allowed Uses:** The uses allowed within the RIP-A district appear in the attached chart.
 - c. **Development Standards:** The development standards for the RIP-A district appear in the attached table (Table 1).

6. **Proposed BC-1 Zoning District:**

- a. **Intent of the BC-1 District:** According to the Savannah Zoning Ordinance, the intent of the BC-1 zoning district "...shall be to protect and enhance the central business district of the city which serves the Savannah metropolitan area population."
- b. **Allowed Uses:** The uses allowed within the BC-1 district appear in the attached chart.
- c. **Development Standards:** The development standards for the BC-1 district appear in the attached table (Table 1).

7. **Land Use Element:** The adopted Tri-Centennial Comprehensive Plan Future Land Use Map designates the subject property as Downtown. Downtown is defined as "the traditional Central Business District including retail, office, entertainment, institutional, civic, and residential uses that are integrated into the urban fabric." The proposed zoning is one of many districts that is consistent with this Future Land Use Map designation.

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

ALTERNATIVES:

1. Approve the petitioner's request.
2. Deny the petitioner's request.
3. Approve an alternate zoning district.

POLICY ANALYSIS:

The purpose of the petitioner's request to rezone the property located at 323 East Broughton Street to a B-C-1 classification is to accommodate an expansion of the existing structure. The site is currently zoned RIP-A, which limits the building coverage to a maximum of 75 percent of the site. The proposed addition will increase the lot coverage to 90 percent. The petitioner initially made application to the Savannah Zoning Board of Appeals to request approval of a variance to increase the lot coverage from a maximum of 75 percent to 90 percent. Typically, this is the correct procedure to address a variance from the development standards. However, staff advised the petitioner to withdraw his petition to the Savannah Zoning Board of Appeals and to request a zoning map amendment for the site located at 323 East Broughton Street from an RIP-A zoning classification to a B-C-1 zoning classification, which has no maximum lot coverage. The reasoning

of staff's recommendation is because the entire block of the subject site is currently zoned B-C-1, with the exception of the petitioned properties. Also, the western half of the site located at 317 East Broughton Street is currently zoned B-C-1 which can be extended by right up to 50 feet. This would allow the entire site to be developed in accordance with B-C-1 uses and development standards. Staff agreed to support rezoning the property located at 323 East Broughton Street to B-C-1 only if the owner of the property located at 317 East Broughton Street would join the petition to rezone the eastern half of his property from RIP-A to B-C-1. A new application was filed to include both properties in the petition. Approval of the zoning map amendment will benefit the petitioner by accommodating the proposed expansion and will rezone the entire block to a unified zoning district.

RECOMMENDATION:

The Planning Commission recommends **approval** of the petitioner's request to rezone the eastern half of the property located at 317 East Broughton Street and the property located at 323 East Broughton Street from an RIP-A zoning classification to B-C-1 zoning classification.

Table 1: Comparison of Development Standards for the Existing RIP-A and Proposed BC-1 Zoning Districts		
	RIP-A District	
Minimum Lot Area (each unit unless otherwise specified)	Residential: 1-F all types: 600 sf 2-F, all types: 600 sf M-F, all types: 600 sf Nonresidential: No standards	Multi-family Residential Min. Unit Area: 450 S.F. Non-residential: None
Minimum Lot Width	Residential: 1-F, 2-F and M-F detached, semi-detached or end-row: 20 ft 1-F, 2-F and M-F attached or row: 10 ft Nonresidential: No standards	Residential: MF detached, semi-detached or end row: 20 feet Non-residential: None
Front Yard Setback	Zoning Ordinance does not specify	None
Minimum Side Yard Setback	Zoning Ordinance does not specify	None
Minimum Rear Yard Setback	Zoning Ordinance does not specify	None
Maximum Height	Zoning Ordinance does not specify	Because the site is located within the Landmark Historic District, the historic district requirements would govern building height.
Maximum Building Coverage	Residential: 75% Nonresidential: 75%	75 Percent
Maximum Density	70 units per net acre	N/A