



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: JUNE 5, 2018
TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

Patrick All, Petitioner
Robert McCorkle, Agent
2824 & 2830 Dixie Avenue
PIN(s): 2-0078-15-007 & 008
Lot Size 0.4 acres
Aldermanic District: 3 – Hall
County Commission District: - Holmes
File No. 18-002315--ZA

MPC ACTION:

Split Vote No recommendation from MPC Board.

MPC STAFF RECOMMENDATION:

Denial of the petitioner's request to rezone the subject site from R-6 (Single Family Residential to a B-C (Community Business) classification.

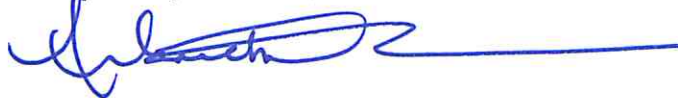
MEMBERS PRESENT: 9 + Chairman

Joseph Ervin, Chairman	Joseph Welch
Travis Coles	Tom Woiwode
Ellis Cook	
Roberto Hernandez	
Karen Jarrett	
Lacy Manigault	
Tanya Milton	
Lee Smith	

PLANNING COMMISSION VOTE: Approve Staff Recommendation (5-5)

APPROVAL Votes: 5	DENIAL Votes: 5	ABSENT
Ervin Cook Jarrett Manigault Woiwode	Coles Hernandez Milton Smith Welch	Branch Suthers

Respectfully submitted,



Melanie Wilson
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

June 5, 2018 Regular MPC Meeting

Title

REZONING MAP AMENDMENT | 2824 & 2830 Dixie Avenue | Rezone From R-6 (Single Family Residential) TO B-C (Community Business) | File no. 18-002315-ZA

Description

Petitioner: Patrick All, Owner
Robert McCorkle Agent
Address: 2824 and 2830 Dixie Avenue
PIN(s): 2-0078-15-007 & 008
0.4 Acres
Aldermanic District: 3 (Hall)
Commission District: 4 (Holmes)
File No. 18-002315-ZA
Marcus Lotson, MPC Project Planner

Recommendation

Staff recommends **denial** of the request to rezone 2824 and 2830 Dixie Avenue

Contact

Financial Impact

Review Comments

Attachments

- 📎 [Staff Report 18-002315.pdf](#)
- 📎 [Maps.pdf](#)
- 📎 [Dixie North.pdf](#)
- 📎 [Dixie South.pdf](#)



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METROPOLITAN PLANNING COMMISSION

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M E M O R A N D U M

TO: The Mayor and Aldermen, City of Savannah

FROM: The Planning Commission

DATE: June 5th, 2018

SUBJECT: Patrick All, Petitioner
Robert McCorkle, Agent
2824 & 2830 Dixie Avenue
PIN(s): 2-0078-15-007 & 008
Lot Size 0.4 acres
Aldermanic District: 3 – Hall
County Commission District: - Holmes
File No. 18-002315--ZA

Marcus Lotson, MPC Project Planner

REPORT STATUS: Initial Report

ISSUE:

At issue is a request to rezone 0.4 acres of land located northeast of the intersection of Dixie Avenue and Kerry Street from the existing R-6 (Single Family Residential) zoning classification, to a B-C (Community Business) classification.

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 and signs were posted on the site.
2. **Site:** The subject site consists of two residential lots, each of which is 60 feet in width and 150 feet in depth for a total lot area of 9,000 square feet for each lot. The subject site has frontage on Dixie Avenue, a non-classified residential street, which has a paved width of 30 feet.
3. **Zoning History:** The subject property has retained the R-6 zoning since zoning was adopted in the City of Savannah. There have been recent zoning changes to parcels immediately west of the subject property, across Dixie Avenue to accommodate a proposed retail development, and northeast of the property as well. These properties are currently undeveloped.

4. **Existing Land Use Pattern:** In the vicinity of the subject properties there are both residential and nonresidential uses, as well undeveloped land. The only nonresidential use however, that has primary access from Dixie Avenue, is a telecommunications tower approximately 400 feet north of the subject properties. East and to the rear of the petitioner's property are several flex warehouse spaces that abut Limerick Street. The land uses and zoning districts surrounding the subject property include:

<u>Location</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	R-6
South	Kerry Street Police Training Facility	R-6
East	Commercial	P-B-H [1]
West	Undeveloped	B-C
[1] P-B-H	Planned Highway Business	

5. **Existing R-6 Zoning District:**

- a. **Purpose of the R-6 District:** According to the Zoning Ordinance, the purpose of the R-6 district is "to maintain single-family dwelling density to not more than six single-family dwellings per net acre of residential land, in order to protect the property in this district from depreciating effects of more densely developed residential uses."
- b. **Allowed Uses:** The uses allowed within the R-6 district are attached. This district is predominantly for single-family detached residential; however, limited non-residential uses are permitted that have been long-standing, traditional uses in residential areas, either as a matter-of-right (e.g., religious institutions) or with Zoning Board of Appeals approval (e.g., public and private schools (K-12) and child care centers).
- c. **Development Standards:** The development standards for the R-6 district appear in the attached table (Table 1).

6. **Proposed B-C Zoning District:**

- a. **Purpose of the B-C District:** According to the Zoning Ordinance, "the purpose of the B-C district shall be to provide community shopping facilities consisting of a wide variety of sales and service facilities at locations that will be accessible to a market area containing from 35,000 to 70,000 people."
- b. **Allowed Uses:** Uses allowed within the B-C district appear in the attached list.

- c. **Development Standards:** The development standards for the B-C district appear in the attached table (Table 1).
7. **Future Land Use Map:** The Chatham County Savannah Tricentennial Comprehensive Plan Future Land Use Map (FLUM) designates the subject property as Residential General. Approval of the requested zoning map amendment would be inconsistent with the Future Land Use Map.
8. **Public Services and Facilities:** The subject site is served by the Savannah Police Department, City of Savannah fire protection and by the City of Savannah water and sanitary sewer.
9. **Chatham Area Transit:** The subject site is served by the Chatham Area Transit System, route number 12 Henry Street. This route is located on East Victory Drive with available stops at the intersection Dixie and Victory.
10. **Transportation Network:** The property has frontage along Dixie Avenue, Because Dixie Avenue and Kerry Street are minor streets, there is no traffic count information available.

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 X No ____

(The proposed district does allow uses that are incompatible with existing residential uses.)

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 X No ____

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 X No ____

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 ____ Possibly 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 X No ____

ALTERNATIVES:

1. Approve staff recommendation
2. Approve the petitioner's request to rezone the property from an R-6 classification to a B-C classification
3. Approve an alternate classification

POLICY ANALYSIS:

The proposed B-C zoning classification is designed to accommodate the widest variety of commercial uses in the ordinance. Permitted uses include essentially all categories of retail, restaurant, sales and service. Typically, this zoning district would be found adjacent to a major arterial street within a commercially developed area. In the case of the petitioner's property, although commercial zoning and some commercial uses are present. This area has yet to become a commercial center. It is likely that in the future there will be a conversion in this neighborhood from single family residential to another land use category due to economic pressure. However, staff finds that a more comprehensive approach to rezoning is necessary for property on Dixie Avenue, as was achieved west of Dixie Avenue.

RECOMMENDATION:

A motion was made to approve staff recommendation which resulted in a tied vote. A tied vote, per the MPC By Laws is a *no* vote. A subsequent vote to approve the petitioners request was also a tie, therefore this petition is submitted without a recommendation.