



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:**            MARCH 12, 2019

**TO:**                THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH

**FROM:**           METROPOLITAN PLANNING COMMISSION

**SUBJECT:**        MPC RECOMMENDATION

**PETITION REFERENCED:**

**Petition to Rezone Property**  
**Savannah House, LLC, Petitioner**  
**Union Mission, Owner**  
**Robert L. McCorkle, Agent**  
**711 and 719 East Broad Street**  
**Aldermanic District: 2, Bill Durrence**  
**County Commission District: 1, Helen Stone**  
**Property Identification Number: 2-0043-02-002, -003**  
**File No. 19-000876-ZA**

**MPC ACTION:**

**Approval** of the request to rezone the subject property from the R-B-1 district to the RIP-B district.

**MPC STAFF RECOMMENDATION:**

**Approval** of the request to rezone the subject property from the R-B-1 district to the RIP-B district.

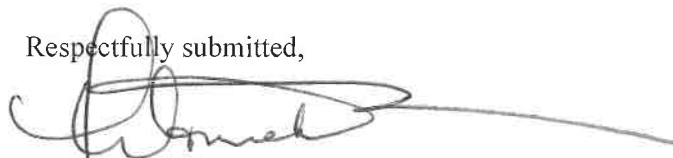
**MEMBERS PRESENT:** 11 + Chairman

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

**PLANNING COMMISSION VOTE:** Approve Staff Recommendation (12-0)

<b>APPROVAL</b> Votes: 12	<b>DENIAL</b> Votes: 0	<b>ABSENT</b>
Ervin Branch Coles Jarrett Hernandez Manigault Milton Noha Parker Smith Suthers Woiwode		Cook Welch

Respectfully submitted,

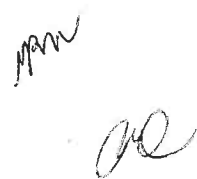


Melanie Wilson  
Executive Director

/jh

Enclosure

cc Mark Massey, 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

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### March 12, 2019 Regular MPC Meeting

#### **Title**

REZONING MAP AMENDMENT | 711 and 719 East Broad Street | RB-1 (Residential Business 1) to RIP-B (Residential Institutional Professional B) | File no. 19-000876-ZA

#### **Description**

A request to rezone 2 parcels on the west side of East Broad Street near the intersection with Gwinnett Street from the RB-1 (Residential Business 1) zoning classification to the RIP-B (Residential-Institutional-Professional B) zoning classification.

#### **Recommendation**

Staff recommends **approval** of the request to rezone the subject properties from the R-B-1 district to the RIP-B district.

#### **Contact**

#### **Financial Impact**

#### **Review Comments**

#### **Attachments**

📎 [MAPS\\_COMBINED.pdf](#)

📎 [Staff Report 19-000876-ZA.pdf](#)



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## **METROPOLITAN PLANNING COMMISSION**

*"Planning the Future - Respecting the Past"*

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M E M O R A N D U M

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**TO:**            **The Mayor and Alderman of the City of Savannah**

**FROM:**        **The Planning Commission**

**DATE:**        **March 12, 2019**

**SUBJECT:**    **Petition to Rezone Property**  
**Savannah House, LLC, Petitioner**  
**Union Mission, Owner**  
**Robert L. McCorkle, Agent**  
**711 and 719 East Broad Street**  
**Aldermanic District: 2, Bill Durrence**  
**County Commission District: 1, Helen Stone**  
**Property Identification Number: 2-0043-02-002, -003**  
**File No. 19-000876-ZA**

**REPORT STATUS: MPC Recommendation**

**Issue:**

A request to rezone 2 parcels on the west side of East Broad Street near the intersection with Gwinnett Street from the R-B-1 (Residential Business 1) zoning classification to the RIP-B (Residential-Institutional-Professional B) zoning classification.

**Background:**

The petitioner wishes to operate a restaurant serving alcohol, which is not permitted within the R-B-1 district, though restaurants not serving alcohol are allowed. The petitioner is requesting the RIP-B district, which would permit alcohol service.

**Properties:**

The subject properties consist of 2 contiguous parcels, comprising approximately 0.185 acres. Both parcels are zoned R-B-1 in their entirety. The subject properties occupy a site at the edge of various districts: the Victorian District across Gwinnett Street to the south, and the boundary of the Downtown Landmark Historic District running down the centerline of East Broad Street.

**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 January 30, 2019. Public notice was also posted in various locations around the site.

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	Multifamily Residential	RIP-A
South	Single-Family Residential	1-R
East	Commercial, Theater	B-G
West	Multifamily Residential	RIP-A

3. **Existing R-B-1 Zoning District:**

- a. **Intent of the R-B-1 District:** Per the Ordinance, “The purpose of this district shall be to create an area in which certain types of convenience-shopping-retail sales and service uses can be established and at the same time prevent nuisances or hazards created by vehicular movement, noise or fume generation or high-intensity use detrimental to adjacent residential development.”
- b. **Allowed Uses:** The permitted uses for the R-B-1 district are attached in **Table 1**.
- c. **Development Standards:** The development standards for the R-B-1 district are attached in **Table 3**.

4. **Proposed RIP-B Zoning District:**

- a. **Proposed Intent of the RIP-B District:** Per the Ordinance, “The purpose of this district shall be to stabilize land use intensity in R-I-P-B zoning district to not more than 70 dwelling units per acre of residential land. Provided that when located within the boundaries of the Savannah Historic District, as referenced by Section 8-3030, neither a minimum lot area per dwelling unit nor maximum density requirement shall apply. Site development plans shall be reviewed under the provisions of Section 8-3031 when located outside of the area bounded by East Broad Street and Martin Luther King, Jr. Boulevard, between the Savannah River and Gwinnett Street.”
- b. **Proposed Uses:** The permitted uses for the RIP-B district are attached in **Table 2**.

- c. **Proposed Development Standards:** The development standards for the RIP-B district are attached in **Table 4**.
5. **Land Use Element:** The Chatham County-Savannah Comprehensive Plan Future Land Use Map designates the subject property as “Traditional Commercial,” which is defined as *“Business areas in close proximity to downtown or in outlying historically settled areas having development patterns characteristic of the Planned Town, Streetcar, and Early Automobile eras. This category includes residential uses that are compatible with the character of adjacent neighborhoods.”* The proposed zoning district is consistent with the FLUM designation.
6. **Public Services and Facilities:** The property is served by the Savannah Police Department, City of Savannah fire protection and by City of Savannah water and sanitary sewer.
7. **Transportation Network:** The property is served by East Broad Street, a collector with annual average daily traffic (AADT) of approximately 3600 vehicles and Gwinnett Street, a collector with an AADT of approximately 3600 vehicles. Chatham Area Transit (CAT) bus routes 28 and 31 run adjacent to the property, with stops to the immediate south and east.

### 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

There is considerable similarity between the uses permitted in the existing R-B-1 and the proposed RIP-B zoning district. Although in theory RIP-B allows much higher residential densities, the height map, parking requirements and dimensional constraints of the site in practice would limit any future residential development to densities consistent with the surrounding neighborhood.

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

Both East Broad Street and Gwinnett Street have more than sufficient capacity for any foreseeable use permitted under the RIP-B zoning district.

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

The surrounding region is substantially built-out and contains many historic contributing structures, so it is unlikely the proposed rezoning will create any constraint or adverse impact on nearby properties compared to the existing district.

Development standards are generally consistent between the existing and proposed districts. RIP-B eliminates setback requirements and permits greater lot coverage, but the existing building on the site is already nonconforming by the standards of R-B-1 and would be more consistent with RIP-B standards.

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 as presented.
2. Deny the petitioner's request.
3. Deny the petitioner's request and approve an alternative classification.

**POLICY ANALYSIS:**

The range of uses permitted in the proposed RIP-B district is quite consistent with those permitted in the existing R-B-1 district. The most significant differences are restaurants serving alcohol—the stated intention of the petitioner—and lodging uses such as inns and hotels. In practice, the Hotel Development Overlay District would limit any lodging uses to fewer than 15 rooms with 24-hour onsite management. The rezoning would not affect requirements for short-term vacation rentals. Other uses newly allowed in RIP-B are either unlikely to occupy the property (laundromats) or have little potential for adverse impacts (artist galleries and dance studios).

As a district expressly intended for downtown, RIP-B is more consistent with the neighboring development pattern. While it would permit much greater residential density as noted above, parking, the height map and other constraints would limit what can be developed in practice. The RIP-B district would better accommodate the existing structure, which is nonconforming in its setbacks and lot coverage. Its development standards and mix of permitted uses are also closer to the site's D-R zoning under NewZO.

**RECOMMENDATION:**

The Planning Commission recommends **approval** of the request to rezone the subject property from the R-B-1 district to the RIP-B district.



**Table 1:**

<b>RIP-B Zoning District</b>	
<b>List of Uses</b>	<b>Use #</b>
Accessory dwelling structure	6
Accessory use	53
Accessory uses tour house	60b
Administrative office for city-sponsored neighborhood housing service district	48
Adult day care center	18m
Animal hospital, veterinary clinic, animal boarding place, or animal grooming salon	37a
Antique shops	61
Artist studio and/or gallery	60c
Assembly Hall	29
Automobile parking lot or parking garage (parking garage may provide gasoline pumps)	46
Banks and offices, office buildings, loan agencies, professional offices, business offices and facilities of a similar nature	47
Bed and breakfast guest unit	12
Bicycle shop	48c
Book and stationery stores, including office supplies and printing businesses	59
Catering services	69
Ceramic studio and shop	64
Child care center	22b
Church and other places of worship	15
Club or lodge	34
Colleges and universities	21
Communication equipment, rental service	64d
Congregate personal care home for the elderly (16 or more persons)	18g
Convent or monastery	16
Cultural facilities, art galleries, museums, legitimate theaters, little theaters, libraries and other facilities of a similar nature	60
Day nurseries and kindergartens	22a
Dwelling, one-family	1
Dwelling, two-family	2
Dwellings, multifamily	3
Dwellings, three- and four-family	2b
Eleemosynary or philanthropic institutions	18
Family adult day care center	18n

Family personal care home for the elderly six (6) or fewer persons	18q
Family personal care home for the handicapped six (6) or fewer persons	18p
Florist shops	58
Funeral homes and crematory	50
Grocery, confectionery, bakery, pastry shop and similar neighborhood service facilities	67
Group care home for the elderly (seven to 15 persons)	18f
Home occupation	52
Hospitals and care homes	17
Hostel	9a
Hotel, motel, motor lodge	11
Inn	14
Interior decorating business	51a
Laundromats	68
Laundry pickup services	63a
Mixed use, nonresidential	48a
Mixed use, residential	48b
Personal service shops	63
Pharmacy	57
Photography studio	62
Post office	57a
Private and parochial schools	22
Public schools	20
Public use	23
Public utilities	27
Radio or television studio	49
Restaurants, sit-down including the serving of malt beer, wine, and other alcoholic beverages	65a
Restaurants, sit-down or cafeteria, which does not serve alcoholic beverages by the drink	65c
Roominghouses and boardinghouses	9
Sale of beer and wine by the package when incidental to other principal retail uses	66a
Sanitarium or mental care home	17a
Satellite dish	53a
Senior citizen congregate housing	18r
Specialty craft shops	64c
Specialty shops	64a
Tailor shop	64b
Teaching of music, voice, and dance	60a
Temporary use	15a

**Table 2:**

<b>R-B-1 ZONING DISTRICT</b>	
<b>List of Uses</b>	<b>Use #</b>
Accessory uses	90
Administration building	38a
Adult day care center	20d
Animal grooming establishment	25a
Automobile parking lot or parking garage	55a
Banks and offices	37
Boardinghouse or roominghouse	10
Catering services	49b
Child care center	20c
Child sitting center	20e
Church or other place of worship	11
Clothing stores and dry goods	34
Congregate care home for the elderly (over 15 persons)	10g
Congregate care home for the mentally retarded (over 15 persons)	10i
Craft shops	36b
Cultural facilities	19
Day nurseries and kindergartens	20b
Department stores	39
Dwelling, multifamily	3
Dwelling, one-family	1
Dwelling, two-family	2
Eleemosynary or philanthropic institution	14
Food service centers for homeless persons	10l
Food stores and drugstores	32
Furniture repair	35a
Garage apartment or carriage house	5
Group care home for the abused or mistreated (seven or greater persons)	10e
Group care home for the elderly (seven to 15 persons)	10f
Group care home for the mentally retarded	10h
Home furnishing and hardware	35
Home occupation	89
Homes for chemically dependent persons	10d
Janitorial services contractor	38
Laboratory serving professional requirements, dentists, medical, etc	57
Mixed use, nonresidential	37a

Mixed use, residential	37b
Personal care home for the handicapped and/or elderly (six or fewer persons)	10p
Personal service schools	47e
Personal service shops	33
Pest control	63b
Photography studio	40
Plant and produce shops	32c
Public uses	15
Public utility	16
Restaurant, sit-down or cafeteria, which does not serve alcoholic beverages	48a
Satellite dish	90a
Secondary use (professional office)	47a
Single-room occupancy residences	10m
Small electric motor repair	61a
Specialty shops	36a
Taxicab company	45a
Taxistand	45
Transitional shelters for homeless persons	10k

**Table 3:**

<b>R-B-1 Zoning District Schedule of Development Standards</b>		
<b>Minimum Lot Area (square feet) for one-family dwellings and nonresidential; per dwelling unit for two-family and multi-family dwellings</b>	Residential: 1. Single-family 2. Two-family 3. Multifamily: a. 3-4 dwellings b. 5-6 dwellings c. 7-8 dwellings d. 9 or more dwellings Nonresidential	6,000 3,600 2,500 2,150 2,000 1,900 6,000
<b>Minimum Lot Width (feet)</b>	Residential: 1. Single-family 2. Two-family 3. Multifamily: a. 3-4 dwellings b. 5-6 dwellings c. 7-8 dwellings d. 9 or more dwellings Nonresidential	60 60 60 60 60 60 -
<b>Minimum Front Yard Setback from Center Line of Street Right-of-Way (feet)</b>	Freeway or parkway Major arterial Secondary arterial or rural road Collector street Residential street Access easement	115 85 70 60 50 36
<b>Minimum Side Yard Setback (feet)</b>	Residential: 1. One- and two-family 2. Multifamily Nonresidential	5 10 10 from abutting R district property
<b>Minimum Rear Yard Setback (feet)</b>	Residential Nonresidential: 1. Hotel or Institutional 2. Other	15 5 15
<b>Maximum Height (feet)</b>	Residential Nonresidential	40 -
<b>Maximum Building Coverage (percent)</b>	Residential Nonresidential	- 50
<b>Maximum Density (units per net acre)</b>	-	-

**Table 4:**

<b>RIP-B Zoning District Schedule of Development Standards</b>		
<b>Minimum Lot Area (square feet) for one-family dwellings and nonresidential; per dwelling unit for two-family and multi-family dwellings</b>	Residential: 1. Detached 2. Semidetached or end-row 3. Attached or row Nonresidential	600 600 600 -
<b>Minimum Lot Width (feet)</b>	Residential: 1. Detached 2. Semidetached or end-row 3. Attached or row Nonresidential	20 20 10 -
<b>Minimum Front Yard Setback from Center Line of Street Right-of-Way (feet)</b>	Freeway or parkway Major arterial Secondary arterial or rural road Collector street Residential street Access easement	- - - - - -
<b>Minimum Side Yard Setback (feet)</b>	-	-
<b>Minimum Rear Yard Setback (feet)</b>	-	-
<b>Maximum Height (feet)</b>	-	-
<b>Maximum Building Coverage (percent)</b>	-	75
<b>Maximum Density (units per net acre)</b>	-	70