



METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

DATE: **October 15, 2024**

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

FROM: **METROPOLITAN PLANNING COMMISSION**

SUBJECT: **Zoning Map Amendment**

PETITION REFERENCED:

Petitioner: Joshua Yellin

Property Owner: Jessica Glenn of Anderson & Waters LLC

Address: 1105 East Anderson Street

Alderman: District – 2- Detric Leggett

County Commission: District – 2- Malinda Scott Hodge

Property Identification Number: 20055 08014

Petition File No.: 24-005184-ZA

MPC ACTION:

The Planning Commission recommends **approval** of the request to rezone 1105 East Anderson Street property from TR-2 to TC-1.

MPC STAFF RECOMMENDATION:

The MPC Staff recommends **approval** of the request to rezone 1105 East Anderson Street property from TR-2 to TC-1.

MEMBERS PRESENT: 12

Traci Amick Joseph Welch
Dwayne Stephens Stephen Plunk
Coren Ross
Karen Jarrett – Chairwoman
Laureen Boles
Amanda Wilson
Jay Melder
Travis Coles – Vice Chair
Jeff Notrica
Tom Woiwode

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

| APPROVAL Votes: 12 | DENIAL Votes: 0 | ABSENT |
|--|---------------------------|------------------|
| Amick Boles Wilson Stephens Jarrett Woiwode Ross Melder Coles Notrica Welch Plunk | | Ervin Kaigler |

Respectfully submitted,

Melanie Wilson
Executive Director and CEO

MW/sh

Enclosure

cc Mark Massey, Clerk of Council
Lester B. Johnson, Assistant City Attorney
Jennifer Herman, Assistant City Attorney
Bridget Lidy, Department of Inspections



CHATHAM COUNTY-SAVANNAH
METROPOLITAN PLANNING COMMISSION
"Planning the Future, Respecting the Past"

Council Report

To: The City Council

From: The Planning Commission

Date: October 15, 2024

Subject: Zoning Map Amendment

Agent: Joshua Yellin, agent for Jessica Glenn of Anderson & Waters LLC

Address: 1105 East Anderson Street

PIN's: 20055 08014

Site Area: 0.14 Acres

Aldermanic District: 2 – Alderman Detric Leggett

Chatham County Commission District: 2 – Commissioner Malinda Scott Hodge

File Number: 24-005184-ZA

Neighborhood/Subdivision: Benjamin Van Clark Park

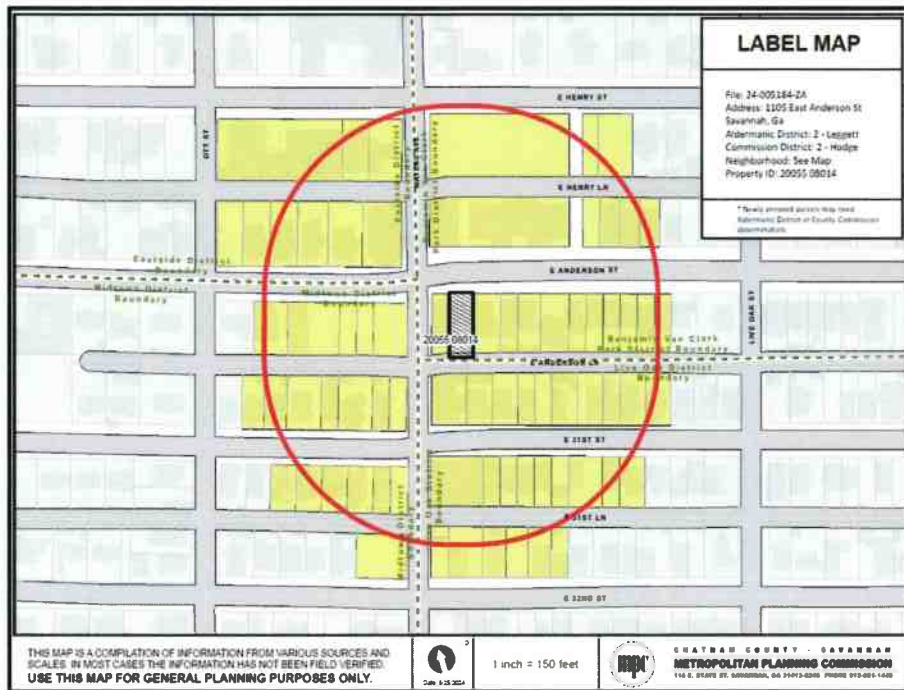
Current Zoning District: TR-2 (Traditional Residential-2)

Future Land Use (FLU) Category: TC (Traditional Commercial)

Request: The Petitioner requests the rezoning of the subject parcel from a TR-2 (Traditional Residential-2) district to a TC-1 (Traditional Commercial-1) consistent with the current FLUM designation of the subject property.

Facts and Findings:

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. Public notice was also posted on site.

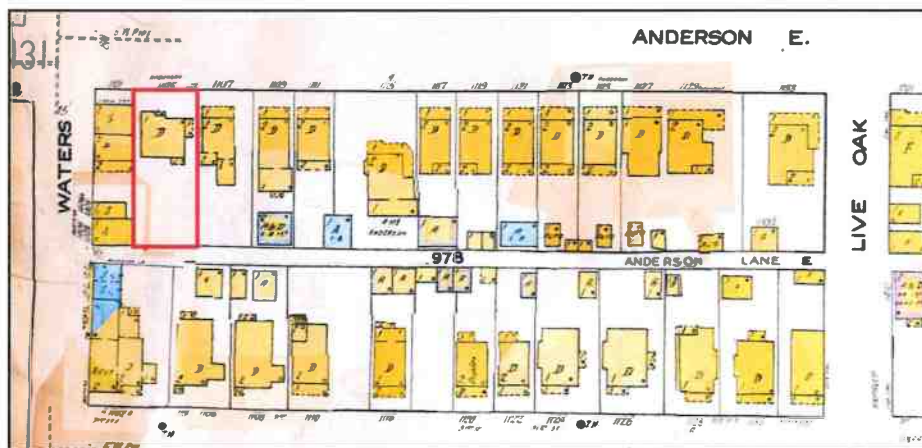


Properties within 300 feet receiving mailed notice of rezoning request

Neighborhood meeting: MPC Staff was carbon copied on attempted e-mail correspondence with the named point of contact for the Benjamin Van Clark Park neighborhood association (per Open Neighborhoods). Neither MPC Staff nor the Petitioner received a response regarding the request made September 20, 2004.

MPC Staff attempted to call the phone number listed on Open Neighborhoods for the named liaison, but discovered the number to be out of service as of October 10, 2024.

Background: Sanborn maps from 1916 indicate a dwelling on the parcel at that time. The Chatham County Tax Assessor similarly reports a dwelling, constructed in or about 1930, and containing 1,059 square feet of living area. The parcel conforms to TR-2 standards and contains sufficient area to establish either a one- or two-family dwelling (over-under) as zoned.



Sanborn Map - 1916



Existing dwelling on the property (yellow)

Impact and Suitability

- 1. Transportation Network:** The site has 42 feet of frontage on East Anderson Street and East Anderson Lane. Off-street parking may currently be provided via lane access.
- 2. Public Services and Facilities:** The subject parcel has access to the City's public water, sewer, and stormwater systems.
- 3. Chatham Area Transit (CAT):** CAT bus routes run with Waters Ave and East Anderson Street in the vicinity of the parcel. There are three (3) bus stops at the junction of East Anderson Street and Waters Avenue.
- 4. Comprehensive Plan Land Use Element:** The Chatham County-Savannah Comprehensive Plan Future Land Use Map (FLUM) designated the subject property as Traditional Commercial. The proposed rezoning to TC-1 (Traditional Commercial -1) will be compatible with the surrounding FULM and zoning designations of Traditional Commercial and the residential and commercial uses of the neighborhood. Though, recombination with the adjoining TC-1 parcel is advisable to increase available developable area.
- 5. Existing TR-2 Zoning District:**
 - a. Intent of the TR-2 District:** To accommodate predominately residential neighborhoods that were mostly developed prior to 1950, and that tend to have smaller lot sizes and a variety of housing types compared to those in the Single-Family Residential districts. The Traditional Residential districts are also intended to encourage compatible residential infill. While the districts are intended to accommodate residential uses, limited nonresidential uses that are compatible with residential neighborhoods may also be allowed. This district may be applied only to the following neighborhoods: Benjamin Van Clark Park, Eastside and Live Oak.
 - a. Allowed Uses:** Residential uses of; single-family detached and two-family over/under units. For other uses please refer Sec. 8.3.5.4. Principal Use Table of City of Savannah Code of Ordinances.

- b. **Development Standards:** The development standards for the TR-2 district have been appended to the end of this report.

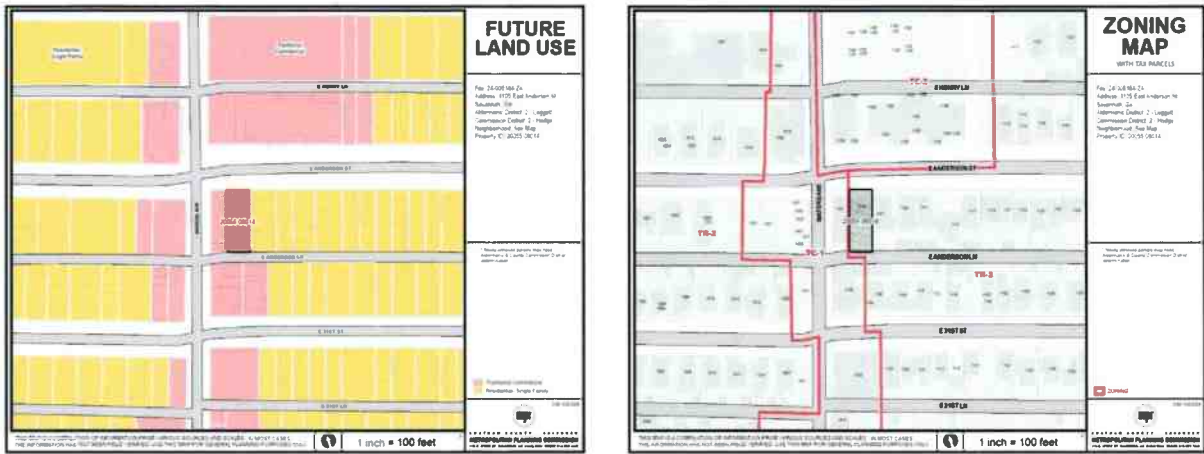
6. Proposed TC-1 Zoning District:

- b. **Intent of the TC-1 District:** The Traditional Commercial (“TC-”) districts are established to allow commercial-oriented mixed-use development in areas that were developed in the 19th and early 20th centuries. Several factors, including location on higher classifications of streets, development standards that emphasize pedestrianism and the continuation of historic development patterns, combine to create a “Main Street” character within these districts. The TC districts are intended to be used in conjunction with nearby or adjacent TN and TR districts to create sustainable neighborhoods with convenient access to neighborhood-serving commercial uses. The TC-1 district was established to ensure the vibrancy of historic mixed-use neighborhoods with traditional development patterns characteristic of Savannah during the streetcar and early automobile eras.
- c. **Allowed Uses: Residential uses of;** single-family attached and detached units, two-family units, three-family or four-family units, townhouses, stacked townhouses, **apartments**, mixed use upper story residential, dormitory or student housing. For other uses please refer Sec. 8.3.5.4. Principal Use Table of City of Savannah Code of Ordinances
- d. **Development Standards:** The development standards for the TC-1 district have been appended to the end of this report.

- 7. **Development Pattern:** The development pattern in the area is characterized as Urban Core with a mix of detached and attached single-family homes, mid-size multi-family buildings, and smaller-scale, neighborhood commercials. Urban Core areas are walkable with a well-connected sidewalk network and street grid. Lot sizes are larger and building heights lower (around 2-4 stories) than in the Urban Downtown. Infill and redevelopment opportunities are more widely available in Urban Core; any future development should maintain the walkable densities and be compatible with the community character. A range of housing options should be encouraged in Urban Core to accommodate workers, students, small families, seniors, and others.

The land uses and zoning districts surrounding the subject site include the following:

| Location | Land Use | Existing Zoning |
|-----------------|------------------------|------------------------|
| North | Traditional Commercial | TC-2 |
| South | Traditional Commercial | TC-1 |
| East | Traditional Commercial | TR-2 |
| West | Traditional Commercial | TC-1 |



Land use and Zoning Maps

Zoning Ordinance Review

The following review criteria for rezoning are prescribed in the Savannah Zoning Ordinance Sec. 3.5.8

a. Suitability and Community Need

- i. Whether the range of uses permitted by the proposed zoning district is more suitable than the range of uses that are permitted by the current zoning district.

MPC Comment: The existing zoning of TR-2 only allows residential uses of single-family detached and two-family over/under units. It does not allow any commercial uses and the other uses are also limited. In contrast, proposed TC-1 zoning allows a range of residential uses including apartments and commercial uses including retail and offices.

- ii. Whether the proposed zoning district addresses a specific need in the county or city.

MPC Comment: Allowance of TC-1 development on the parcel would be in keeping with the historic pattern of development and could support the ongoing revitalization of the neighborhood through development of new commercial or residential use, or a mixture of the two.

- iii. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

MPC Comment: No, the proposed zoning will not adversely affect the existing uses or usability of nearby property. Because the adjacent properties in the north, west and south of the subject parcel are currently zoned as TC. Therefore, the zoning change will complement the existing uses and usability of the nearby properties.

- iv. Whether the zoning proposal is compatible with the present zoning pattern and conforming uses of nearby property and the character of the surrounding area.

MPC Comment: The zoning proposal is compatible with the present zoning pattern and character of the surrounding area.

- v. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

MPC Comment: MPC Staff found no other evidence to support approval or disapproval of the zoning proposal. However, ongoing community engagement could prove fruitful in determining a future use of the site is perceived as both desirable and beneficial.

- vi. Consistency

Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan and other adopted plans, such as a redevelopment plan or small area plan.

MPC Comment: The Comprehensive Plan and Future Land Use Map has the subject property categorized as Traditional Commercial. Therefore, the proposed TC-1 zoning change and residential use (apartments) are compliant with the Future Land Use classifications.

- vii. Reasonable Use

Whether the property to be affected by the zoning proposal has a reasonable use as currently zoned.

MPC Comment: The current TR-2 zoning classification offers reasonable uses for this subject property, although moderate intensification through street-level activation with commercial uses likely represents a better use for the property. Recombination of the parcel with the adjoining TC-1 parcel is advisable to increase available developable area.

- viii. Adequate Public Services

Whether adequate school, public safety and emergency facilities, road, ingress and egress, parks, wastewater treatment, water supply and stormwater drainage facilities are available for the uses and densities that are permitted in the proposed zoning district.

MPC Comment: In walking distance (0.25 miles) towards north from the subject parcel along Waters Avenue one grocery store is located. Towards northeast in walking distance Ben Clark Park is located. Towards the east within 0.4 miles Savannah Classical Academy K-12 School is located. City of Savannah Fire Station 05 and 08 are located west and southeast respectively approximately within 1 mile radius. The closest police station is located south of the subject parcel by Waters Ave and 36th Street in 0.3 miles. Adequate water, stormwater and sewer services are available.

- ix. Proximity to a Military Base, Installation or Airport

MPC Comment: The subject property is not in proximity of a Military Base, Installation or Airport

SAGIS iMap Viewer



Availability of community facilities within 0.25 miles (marked with the red circle).

Policy Analysis and Evaluation

The conditions that support the grounds for **approval** of the proposed zoning at present are the following:

- The proposed zoning (TC-1) is compatible with the current adjacent zoning districts of TC-1 and TR-2.
- The proposed zoning is compatible with the FLUM of the subject parcel, which is Traditional Commercial.
- The parcel has frontage on a thoroughfare that supports higher volume vehicular and pedestrian traffic.

The conditions that support the grounds for **disapproval** of the proposed zoning at present are the following:

- The allowable density could pose issues of lack of parking and traffic congestion.
- MPC Staff is not aware of any neighborhood meetings that were held regarding the request, though an attempt at outreach was made.

Recommendation

The Planning Commission recommends **approval** of the request to rezone 1105 East Anderson Street property from TR-2 to TC-1.

TR-2 Development Standards

| 5.9.5 Development Standards for Permitted Uses | | | | | | |
|--|-------------------|-------|-------------------|-------|-------------------|-------|
| Standards | TR-1 | | TR-2 | | TR-3 | |
| | Street | Lane | Street | Lane | Street | Lane |
| Vehicle Access | | | | | | |
| Lot Dimensions (min) | | | | | | |
| Single-family Detached | | | | | | |
| Lot area (sq. ft.) | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 | 3,000 |
| Lot width (ft.) | 40 | 30 | 40 | 30 | 40 | 30 |
| Single-family Attached | | | | | | |
| Lot area per unit (sq. ft.) | -- | 2,250 | -- | -- | -- | -- |
| Lot width per unit (ft.) | -- | 20 | -- | -- | -- | -- |
| Two-family (side-by-side) | | | | | | |
| Lot area per unit (sq. ft.) | -- | 2,250 | -- | -- | -- | -- |
| Lot width per unit (ft.) | -- | 20 | -- | -- | -- | -- |
| Two-family (over-under) | | | | | | |
| Lot area per unit (sq. ft.) | 2,250 | 2,250 | 2,250 | 2,250 | -- | -- |
| Lot width per unit (ft.) | 22.5 | 20 | 22.5 | 20 | -- | -- |
| Three & Four-Family | | | | | | |
| Lot area per unit (sq. ft.) | -- | 1,800 | -- | -- | -- | -- |
| Lot width per unit (ft.) | -- | 15 | -- | -- | -- | -- |
| Nonresidential | | | | | | |
| Lot area (sq. ft.) | -- | -- | -- | -- | -- | -- |
| Lot width (ft.) | -- | -- | -- | -- | -- | -- |
| Building Coverage (max) | | | | | | |
| Two-Family, Three & Four-Family | 40% | | 40% | | 40% | |
| All other housing types & uses | 50% | | 50% | | 50% | |
| Building Setbacks (ft) | | | | | | |
| Single-Family Detached | | | | | | |
| Front yard | 5 (min); 10 (max) | | 5 (min); 10 (max) | | 5 (min); 10 (max) | |
| Side (interior) yard | 3 (min) | | 3 (min) | | 3 (min) | |
| Side (street) yard | 10 (max) | | 10 (max) | | 10 (max) | |
| Rear yard | 20 (min) | | 20 (min) | | 20 (min) | |
| From access easement | 5 (min) | | 5 (min) | | 5 (min) | |
| All other housing types & uses | | | | | | |
| Front yard | 5 (min); 10 (max) | | 5 (min); 10 (max) | | 5 (min); 10 (max) | |
| Side yard (interior) | 5 (min) | | 5 (min) | | 5 (min) | |
| Side yard (street) | 10 (min) | | 10 (min) | | 10 (min) | |
| Rear yard | 20 (min) | | 20 (min) | | 20 (min) | |
| From access easement | 5 (min) | | 5 (min) | | 5 (min) | |
| Building separation | | | | | | |
| | See Fire Code | | See Fire Code | | See Fire Code | |
| Height (max ft) | 36 | | 36 | | 36 | |
| Accessory Structure Setbacks | | | | | | |
| | See Sec. 8.7 | | See Sec. 8.7 | | See Sec. 8.7 | |

TC-1 Development Standards

| 5.13.5 Development Standards for Permitted Uses | | |
|---|-----------------------|-----------------------|
| Standards | TC-1 | TC-2 |
| Lot Dimensions (min) | | |
| Single-family Detached | | |
| Lot area (sq ft) | 3,000 | 3,000 |
| Lot width (ft) | 30 | 30 |
| Single-family attached & Two-family (side-by-side) | | |
| Lot area per unit (sq ft) | 1,450 | 1,200 |
| Lot width per unit (ft) | 18 | 18 |
| Two-family (over-under) | | |
| Lot area per unit (sq ft) | 1,500 | 1,500 |
| Lot width (ft) | 30 | 30 |
| Three- & Four-Family | | |
| Lot area per unit (sq ft) | 1,450 | 1,200 |
| Lot width (ft) | 30 | 30 |
| Townhomes | | |
| Lot area per unit (sq ft) | 1,450 | 1,200 |
| Lot width per unit (ft) | 18 | 18 |
| Upper Story Residential | | |
| Lot area per unit (sq ft) | No min. | No min. |
| Lot width per unit (ft) | No min. | No min. |
| Apartments | | |
| Lot area per unit (sq ft) | 435 | 435 |
| Lot width (ft) | 30 | 30 |
| Nonresidential | | |
| Lot area (sq ft) | -- | -- |
| Lot width (ft) | 20 | 20 |
| Building | | |
| Building Coverage (max) | -- | -- |
| Building Frontage (min) | 70% | 70% |
| Building Footprint (max sq ft) [1] | 5,500 | 10,000 |
| Building Setbacks (ft) | | |
| For blocks without contributing structures* | | |
| Front yard | 5 (max) | 5 (max) |
| Side yard (interior) [2] | 10 (min) | 10 (min) |
| Side yard (corner) | 5 (max) | 5 (max) |
| Rear yard | 10 (min) | 10 (min) |
| For blocks with contributing structures* | | |
| Front yard | Avg of block face | Avg of block face |
| Side yard (interior) [2] | 10 (min) | 10 (min) |
| Side yard (corner) | Avg of block face | Avg of block face |
| Rear yard | 10 (min) | 10 (min) |
| Building separation | See Fire Code | See Fire Code |
| Height (max) [1] | 3 stories up to 45 ft | 3 stories up to 45 ft |
| Accessory Structure Setback | See Sec. 8.7 | See Sec. 8.7 |