



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: July 15, 2025
TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: Zoning Map Amendment

PETITION REFERENCED:

Owner: Hitendra & Dipika Patel

Petitioner: Parth Patel

Address: 1402 Stiles Ave

Alderman District: 1 - Bernetta B. Lanier

County Commission District: 8 - Marsha Buford

Property Identification Number: 20068 09025

Petition File Number: 25-002835-ZA

MPC ACTION:

The Planning Commission recommends **approval** of the request to rezone the subject property to B-N with the following condition:

The following uses shall not be permitted at 1402 Stiles Avenue:

1. Package store
2. Funeral home or mortuary
3. Body art services

MPC STAFF RECOMMENDATION:

MPC Staff recommends **approval** of the request to rezone the subject property to B-N with the following condition:

The following uses shall not be permitted at 1402 Stiles Avenue:

1. Package store
2. Funeral home or mortuary
3. Body art services

MEMBERS PRESENT: 10

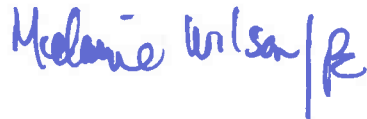
Traci Amick
Laureen Boles
Travis Coles – Vice Chair
Joseph Ervin
Karen Jarrett – Chairwoman
Jeff Notrica
Stephen Plunk
Joseph Welch
Amanda Wilson
Tom Woiwode

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

APPROVAL Votes: 10	DENIAL Votes:	ABSENT	Abstain	Recused
Amick Boles Coles Ervin Jarrett Notrica Plunk Welch Wilson Woiwode		Kaigler Melder Ross Stephens		



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: City Council
From: Planning Commission
Date: July 15, 2025
Subject: Zoning Map Amendment

Petitioner: Parth Patel

Address: 1402 Stiles Avenue

PIN: 20068 09025

Site Area: 0.76 acres

Alderman District: 1 - Bernetta B. Lanier

Chatham County Commission District: 8 - Marsha Buford

Request: Rezone from B-L (Business Limited) to B-N (Neighborhood Business)

File Number: 25-002835-ZA

Request

Initial Request

The applicant's initial request was to amend the Zoning Map from B-L (Limited Business) to B-N (Neighborhood Business) to allow for the expansion of an existing retail building to include a laundromat, package store, beauty supply store, and restaurant.

Current Request

After the first public hearing, the MPC Board directed the applicant to obtain consent from the Carver Village and Cloverdale neighborhoods for the uses permitted under the B-N zoning district. Following discussions with the neighbors, the applicant has agreed to remove the following uses from the list of permitted B-N zoning district uses, in conjunction with the request to rezone the property at 1402 Stiles from B-L to B-N:

Uses to be Removed:

1. Package store
2. Funeral home or mortuary
3. Body art services

Facts and Findings

Zoning History

According to the Tax Assessor's records, the existing three-story structure was constructed circa 1993. Prior to the adoption of the New Zoning Ordinance (NewZO), the parcel was zoned Residential-Business (R-B). The subject property was created through a minor subdivision (S-20020624-58230-2) in 2002, at which time the current building already existed on the site.

According to the applicant before 2005, the building operated as a liquor store. Since then, the current owner has used it as a convenience store. However, under the current B-L zoning designation established by NewZO, both uses are non-conforming.

To bring the existing convenience store to conformity, the property owner is requesting a rezoning from B-L to B-N. The B-N designation would not only accommodate the proposed future expansions to include a restaurant, beauty supply store, and laundromat supporting broader commercial activity on the site.

Site

The subject property measures approximately 33,105 square feet with approximately 192 feet of frontage on Stiles Avenue and a depth of approximately 220 feet.

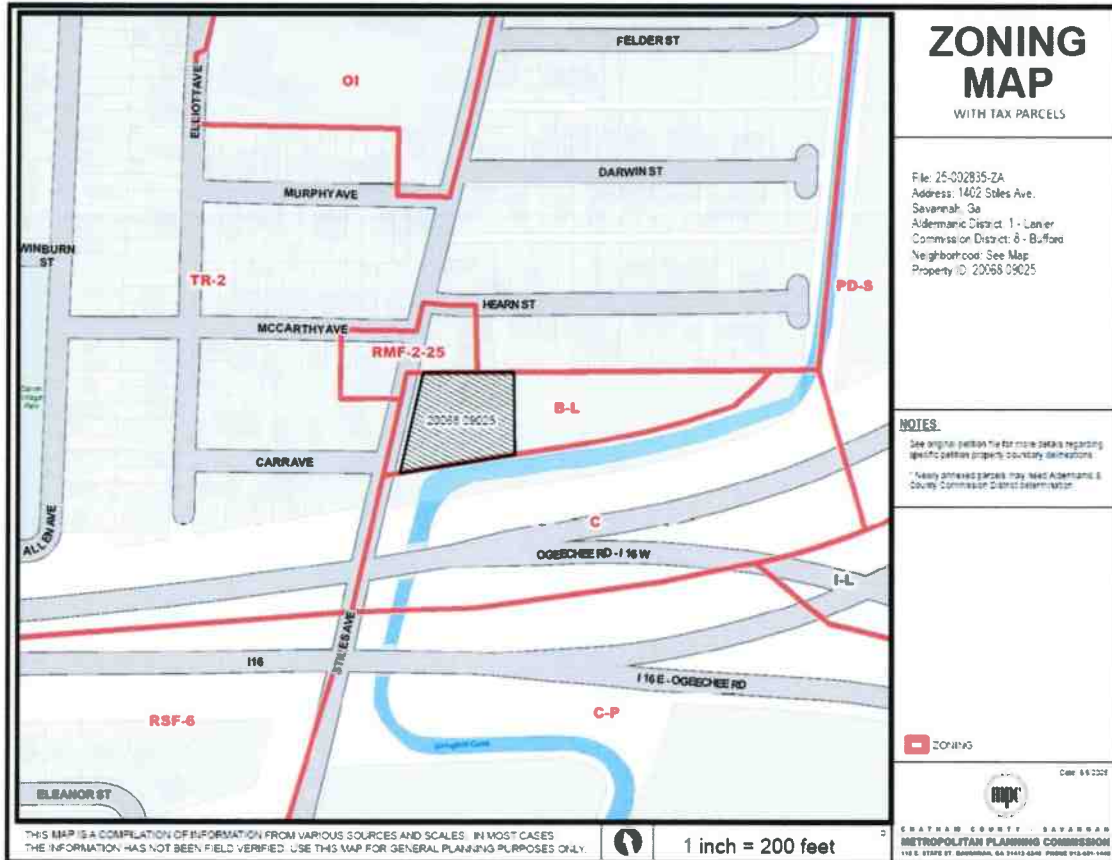


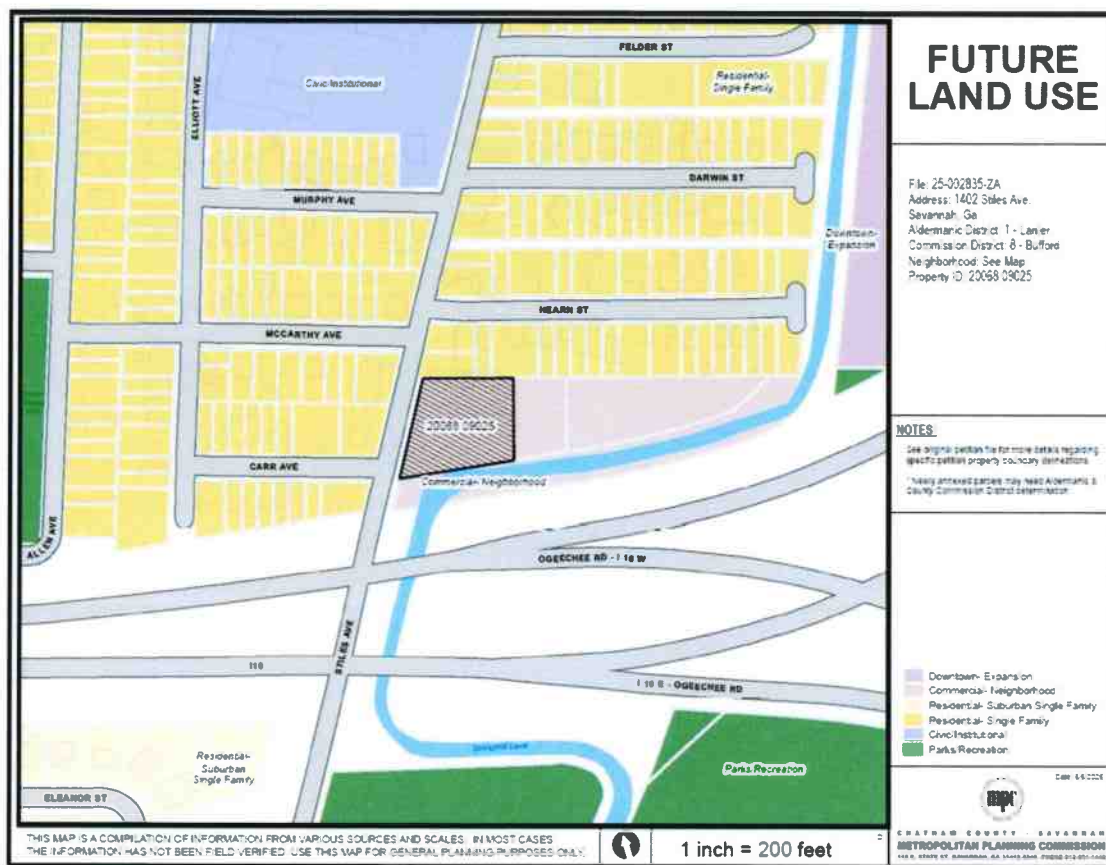
1402 Stiles Avenue

Existing Zoning and Development Pattern

The property is located just north of Interstate 16 (I-16), with the Springfield Canal situated between the two. While the north and west are characterized by single family residential developments, the subject parcel and two adjacent properties to its east are zoned B-L. The land immediately south, with the canal, is zoned Conservation (C). This commercial zoning aligns with the FLUM, and the site's proximity to I-16 makes a commercial designation more appropriate.

Location	Land Use	Existing Zoning
North	Residential Single Family	RMF-2-25, TR-2
South	Commercial Neighborhood (Springfield Canal), Ogeechee Rd - I-16 West	C
East	Commercial Neighborhood (Vacant)	B-L
West	Residential Single Family	TR-2





Public Notice

Mailed notice of the Planning Commission meeting was sent to all property owners within 300-feet of the subject property, signs were posted on site and required newspaper advertisements were run at least 15 days prior to the meeting. The mailed notice included instructions on how to access the public meeting via the internet.

Neighborhood Meetings

The petitioner presented the proposed use at the regular meeting of the Carver Village Neighborhood Association on May 12, 2025, at the Carver Village Community Center. In response to requests from the Cloverdale neighborhood and the MPC Board, the petitioner also presented the proposal at the Cloverdale Neighborhood meeting held at the Cloverdale Community Center, 1919 Cynthia Street, Savannah, GA 31405, on July 8, 2025.

Impact and Suitability

Public Services and Facilities

The site is served by City water, sewer and stormwater systems. Modifications requiring the issuance of a site development permit will go through the site plan review process which includes approval of all applicable departments. A final occupancy limit has not yet been determined.

Comprehensive Land Use Plan Element

The parcel is designated for Suburban Commercial Character Area with a future land use of 'Commercial Neighborhood. This future land use designation supports the rezoning to a Neighborhood Business zoning district.

Suburban Commercial character areas are automobile-oriented zones that serve community and regional shopping and service needs. They are primarily located along major thoroughfares and highways, including the Abercorn Street Extension, U.S. 80, and I-16. These areas feature commercial developments such as malls, office buildings, and big box stores, typically designed with large, front-facing parking lots. Residential areas are generally positioned behind the commercial frontage, but future planning should encourage mixed-use development. Redeveloping these centers with innovative site designs can help minimize the visual impact of expansive parking areas, create open spaces, and better support a variety of mobility options. As existing commercial centers age, they present opportunities for adaptive reuse into denser, mixed-use developments. This is especially relevant in locations with existing or planned public transit access. Overall, the goal is to modernize these areas to support more sustainable and diverse community needs while maintaining their commercial function.

Commercial Neighborhood FLUM areas are small-scale, multi-tenant retail centers located within predominantly residential neighborhoods. They are designed to be compatible with nearby homes in both scale and intensity. These areas primarily serve local needs and are typically auto dependent, with on-site parking. While walkability is limited, their location near the housing offers potential for improved pedestrian access in the future.

Existing Zoning District

- Intent of the B-L Zoning District: The B-L district is established to accommodate a variety of residential uses and a limited range of small-scale, neighborhood-oriented commercial and nonresidential uses together within the same district. This district is intended to be used in conjunction with nearby or adjacent Residential districts to create sustainable neighborhoods with convenient access to neighborhood-serving commercial uses.
- Allowed Uses: The uses allowed in the zoning district appear in a chart appended to the end of this report.
- Development Standards: The development standards of the B-L zoning district appear in a chart appended to the end of this report.

Proposed Zoning District

- Intent of the B-N Zoning District: The B-N district is established to permit small-scale, neighborhood-oriented nonresidential uses and upper story residences. This district is intended to provide for limited commercial opportunities in a walkable environment and to reduce or prevent impacts on adjacent or nearby residential uses. Uses in this district are intended to be located primarily on collector or arterial streets within convenient traveling distance from neighborhoods which they will serve.

- **Allowed Uses:** The uses allowed in the B-N zoning districts appear in a chart appended to the end of this report. Under B-N zoning, Convenience stores are limited uses, and restaurants are permitted (with permission for accessory alcohol sale under [Sec 8.7](#) Accessory Structures and Uses). The subject property is not in the Alcohol Density Overlay.

Sec. 8.7 Accessory Structures and Uses

8.7.24 Accessory Alcohol Sales

a. Accessory Sales of Beer and Wine by the Package

Such use shall only be permitted in the TC-1, TC-2, D-C, D-CBD, D-W, D-X, B-N, B-C, B-M, IL-T and I-L zoning districts, except where prohibited by Section 7.14, Alcohol Density Overlay District.

b. Accessory Alcohol Sales by the Drink in Association with a Restaurant

- Such use shall be permitted by right in the TC-2, D-N, D-C, D-CBD, D-W, D-X, B-N, B-C, B-M and IL-T zoning districts, except where prohibited by Section 7.14, Alcohol Density Overlay District.
- Such use shall be permitted in the TN-2 (corner lot), TC-1, D-R, OI, OI-T, and OI-E zoning districts only with a [Special Use Permit](#).
- Alcohol sales are limited to on-premises consumption only.

- **Development Standards:** The development standards of the B-N zoning districts appear in charts appended to the end of this report. Convenience stores under B-N zoning is a limited use that has additional standards as of [Sec. 8.4 Commercial Use Standards for Limited and Special Uses](#). And Stiles Avenue is classified as a collector road ([Appendix A-1](#)).

d. The following use standards shall apply to any B-N and I-L zoning district:

- Such use shall be located on a street classified as an arterial or collector as identified in A-1.
- If such use is located on a street classified as a collector as identified in A-1:
 - It shall be 500 yards from the same use measured by a straight line from the nearest point on the property line of the use to the nearest point of the same use; and
 - It shall close from 10:00 p.m. to 5:00 a.m.;
 - These conditions shall not apply where a property abuts or is adjacent to the intersection of a collector and arterial street.

e. The following use standards shall apply to any B-N and I-L zoning district:

- Such use shall be located on a street classified as an arterial or collector as identified in A-1.

Zoning Ordinance Review

The following review criteria for rezoning are prescribed in the Savannah Zoning Ordinance [Sec. 3.5.8](#):

Suitability and Community Need

- 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: Yes, B-N zoning better supports the site's existing and intended uses. While B-L allows only limited commercial activity, B-N permits a convenience store and a restaurant by right, eliminating the nonconforming status of current operations. Located on a corner lot along a collector street, the property fits the purpose of B-N, which encourages neighborhood-serving, walkable commercial uses with flexible site design standards.

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

MPC Comment: *The proposed zoning and uses aligns with the goals of the Canal District Master Plan, which supports small enterprises, local commerce, and amenities for longtime residents. The property's location within the district and its proximity to planned improvements make it well-suited for such development. This aligns with the plan's vision for inclusive, community-focused growth.*

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

MPC Comment: *The requested B-N zoning district is appropriate for the site based on its context and configuration. However, some permitted uses within this district, if not properly managed, could potentially impact the character of the surrounding neighborhood and the use of adjacent properties. Per the request by the neighborhoods and the MPC Board, the applicant has agreed to remove the following uses from the list of uses allowed in the B-N zoning district;*

Uses to be Removed:

1. Package store
2. Funeral home or mortuary
3. Body art services

- 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 existing zoning pattern, and the character of the surrounding area. It would bring an existing use into conformity while supporting the establishment of additional commercial uses within a Commercial Neighborhood FLUM area adjacent to I-16.*

- 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: *Yes, there are existing and changing conditions that support approval of the zoning proposal. The property's proximity to I-16, its location within a Commercial Neighborhood FLUM area, and surrounding commercial zoning all support the proposed use. Additionally, according to the applicant there is a positive response from the neighborhood towards the commercial development.*

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 proposed rezoning is consistent with the Comprehensive Plan and reflects community desires for more grocery stores, market shops, cafes, and small businesses integrated into residential areas, all of which are supported under the B-N zoning*

designation. The Canal District Master Plan further encourages local commerce, small enterprises, and amenities for longtime residents, emphasizing inclusive, community-focused growth. The subject property's location along a collector street, on a corner lot, and adjacent to the Tide to Town Trail, makes it well suited for neighborhood-serving, walkable commercial development.

Reasonable Use

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

MPC Comment: *The subject parcel has reasonable use as presently zoned and developed.*

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: *Adequate City services will be available to serve the proposed use. Modifications requiring the issuance of a site development permit will go through the site plan review process which includes approval of all applicable departments.*

- **Proximity to a Military Base, Installation or Airport**

MPC Comment: *The subject parcel is not within an installation AICUZ or APZ, nor is it in proximity to an airport.*

Recommendation

The Planning Commission recommends **approval** of the request to rezone the subject property to B-N with the following condition:

The following uses shall not be permitted at 1402 Stiles Avenue:

1. Package store
2. Funeral home or mortuary
3. Body art services

B-L Uses

B-L	✓ = Permitted Use L = Limited Use S = Special Use	Use Standards
Single-family detached	✓	
Single-family attached	✓	
Two-family	✓	
Three-family / Four-family	✓	Sec. 8.1.1
Townhouse	✓	
Stacked townhouse	✓	
Apartment	✓	
Upper story residential	✓	
Child caring institution	L	Sec. 8.1.5
Agriculture, personal	✓	
Community Garden	✓	
Park, general	✓	
Library/community center	✓	
Museum	✓	Sec. 8.7.24
Post office	✓	
Police/fire station or substation	✓	
Child/adult day care home	L	Sec. 8.3.9 or Sec. 8.7.11
Child/adult day care center	L	Sec. 8.3.10 or Sec. 8.7.11
Child/adult care home, 24 hour	S	Sec. 8.3.11 or Sec. 8.7.11
Child/adult care center, 24 hour	S	Sec. 8.3.12 or Sec. 8.7.11
School, public or private (K-12)	✓	Sec. 8.3.14 and Sec. 8.7.14
All places of worship	✓	Sec. 8.3.15, Sec. 8.7.13, and Sec. 8.8.3(d)
Assisted living facility	✓	
Personal care home, registered	✓	Sec. 8.3.19
Personal care home, family	✓	Sec. 8.3.19
Office, general	✓	Sec. 8.4.1
Office, medical	✓	Sec. 8.4.3
Indoor sports facility	✓	
Theater/cinema/	✓	
Retail, general	✓	
Art/photo studio; gallery	✓	

B-L	✓ = Permitted Use L = Limited Use S = Special Use	Use Standards
Art/photo studio, gallery	✓	
Food-oriented retail	✓	Sec. 8.4.16
Pharmacy	✓	Sec. 8.4.21
Pharmacy for Medical Cannabis Dispensary or Medical Marijuana Dispensary	L	Sec. 8.4.51
Services, general	✓	
Animal services, indoor	L	Sec. 8.4.24
Bank	✓	
Business support services	✓	
Catering establishment	✓	
Event Venue	S	
Instructional studio or classroom	✓	
Laundromat;	✓	
Dry Cleaner/Laundry, Neighborhood	✓	
Personal service shop	✓	Sec. 8.4.28
Psychic; palmist; medium; fortune teller	✓	
Repair-oriented services	✓	
Retail consumption dealer (on premise consumption of alcohol)	S	Sec. 8.7.24 and Sec. 7.14
Bed and Breakfast Homestay	L	Sec. 8.4.33
Bed and breakfast	L	Sec. 8.4.34
Short-term vacation rental	L	Sec. 8.4.37 and Sec. 7.5
Utilities, major	S	
Utilities, minor	✓	

B-N Uses

B-N	✓ = Permitted Use L = Limited Use S = Special Use	Use Standards
Upper story residential	✓	
Child caring institution	✓	Sec. 8.1.5
Agriculture, personal	✓	
Community Garden	✓	
Park, general	✓	
Library/community center	✓	
Museum	✓	Sec. 8.7.24
Post office	✓	
Police/fire station or substation	✓	
Emergency Medical Services (EMS) substation/ Ambulance Service	✓	Sec. 8.3.5
Shelter, transitional	S	Sec. 8.3.7
Child/adult day care center	L	Sec. 8.3.10 or Sec. 8.7.11
Child/adult care center, 24 hour	S	Sec. 8.3.12 or Sec. 8.7.11
College, university, seminary	✓	Sec. 8.3.13 and Sec. 8.7.15
Educational building used by a college, university or seminary	✓	Sec. 8.3.13 and Sec. 8.7.15
School, public or private (K-12)	✓	Sec. 8.3.14 and Sec. 8.7.14
School, trade, vocational or business	✓	
All places of worship	✓	Sec. 8.3.15, Sec. 8.7.13, and Sec. 8.8.3(d)
Private club/Lodge	✓	Sec. 8.3.16
Hospice	✓	
Nursing home	✓	
Assisted living facility	✓	
Personal care home, registered	✓	Sec. 8.3.19
Personal care home, family	✓	Sec. 8.3.19
Office, general	✓	Sec. 8.4.1
Call center	✓	
Office, medical	✓	Sec. 8.4.3

B-N	✓ = Permitted Use L = Limited Use S = Special Use	Use Standards
Office, medical	✓	Sec. 8.4.3
Office, utility/contractor	L	Sec. 8.4.4
Studio/multimedia production facility	L	Sec. 8.4.5
Indoor amusement	✓	
Indoor sports facility	✓	
Teen Club	L	Sec. 8.4.7
Theater/cinema/ performing arts	✓	
Retail, general	✓	
Art/photo studio; gallery	✓	
Convenience store	L	Sec. 8.4.14
Fuel/gas station	L	Sec. 8.4.14
Food-oriented retail	✓	Sec. 8.4.16
Garden center	L	Sec. 8.4.22
Pawnshop	L	Sec. 8.4.20
Pharmacy	✓	Sec. 8.4.21
Pharmacy for Medical Cannabis Dispensary or Medical Marijuana Dispensary	L	Sec. 8.4.51
Services, general	✓	
Animal services, indoor	L	Sec. 8.4.24
Bank	✓	
Body art services	✓	
Business support services	✓	
Catering establishment	✓	
Check Cashing; Title Pawn;	L	Sec. 8.4.26
Funeral home; mortuary (not including crematorium)	✓	
Hall, banquet or reception	✓	
Event Venue	✓	
Instructional studio or classroom	✓	
Laundromat;	✓	
Dry Cleaner/Laundry, Neighborhood	✓	
Personal service shop	✓	Sec. 8.4.28
Psychic; palmist; medium; fortune teller	✓	
Repair-oriented services	✓	
Self-service storage facility	L	Sec. 8.4.29

B-N	√ = Permitted Use L= Limited Use S=Special Use	Use Standards
Self-service storage facility	L	Sec. 8.4.29
Distillery, craft,	S	Sec. 7.14
Bar; tavern	S	Sec. 8.4.30 and Sec. 7.14
Restaurant	√	Sec. 8.4.32, Sec. 8.7.24 and Sec. 7.14
Food Truck Park	L	Sec. 8.4.50
Retail consumption dealer (on premise consumption of alcohol)	S	Sec. 8.7.24 and Sec. 7.14
Ancillary retail dealer (off-premise consumption of alcohol)	√	Sec. 8.7.24 and Sec. 7.14
Package store (not including wine specialty shops)	S	Sec. 7.14
Wine Specialty Shop (not including package stores)	S	Sec. 7.14
Winery; Meadery; Cidery	S	Sec. 7.14
Brewery, Micro	S	Sec. 7.14
Bed and Breakfast Homestay	L	Sec.8.4.33
Inn	L	Sec. 8.4.35 and Sec. 8.7.24
Short-term vacation rental	L	Sec. 8.4.37 and Sec. 7.5
Vehicle sales, rentals and leasing	L	Sec. 8.4.39 and Sec. 8.7.21
Moped/motor scooter sales, rentals and leasing	L	Sec. 8.4.40
Vehicle service, minor	L	Sec. 8.4.42
Vehicle service, major	S	Sec. 8.4.43
Vehicle wash, full or self-service	L	Sec. 8.4.45
Manufacturing, Artisan/Craft	L	Sec. 8.5.4
Parking facility	√	Sec. 8.6.2
Utilities, major	S	
Utilities, minor	√	

5.16.6 Development Standards for Permitted Nonresidential Uses

Nonresidential uses in any B- district shall meet the development standards as set forth below.

5.16.6 Development Standards for Permitted Nonresidential Uses				
Standards	B-L	B-N	B-C	B-M
Lot Dimensions (min)				
Lot width (ft)	--	--	--	--
Lot area per unit for Upper Story				
Residential use (sq ft)	2,170	1,815	1,815	--
Lot area (sq ft)	--	--	--	--
Building (max)				
Building Coverage	--	--	--	--
Height (ft)	36	40	75 [1]	36
Ground floor area (sq ft)	10,000	50,000	--	--
Building Setback (min ft)				
Front yard	15	15	15	15
Side (street) yard	15	15	15	15
Side (interior) yard	--	--	--	--
Rear yard	--	--	--	--
Rear Yard (adjacent to street/lane)	15	15	15	15
From access easement	5	5	5	5
Building separation	See Fire Code	See Fire Code	See Fire Code	See Fire Code
Accessory Structure Setback	See Sec. 8.7	See Sec. 8.7	See Sec. 8.7	See Sec. 8.7
Parking Area Setback (min ft)				
From collector and arterial street rights-of-way	15	15	15	15
From local street rights-of-way	10	10	10	10
Abutting lane or access easement	5	5	5	5

[1] Buildings proposed within 50 feet of a Residential zoning district shall be subject to the height restrictions established in such Residential zoning district and then may increase in height one (1) foot for every one (1) foot of distance from the Residential zoning district. For example, the portion of the building that is 65 feet from a Residential zoning district with a 36-foot height limit cannot exceed 51 feet in height.