



METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

DATE: JULY 21, 2020

TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH

FROM: METROPOLITAN PLANNING COMMISSION

SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

City of Savannah, Petitioner
Ezik Haydar, Owner
118 Roberts Street
PIN: 20717 05006
Acreage: 0.31
Aldermanic District: 1 (Lanier)
County Commission District: 8 (Ellis)
File No. 20-003003-ZA

MPC ACTION:

Approval of the petitioner's request to rezone the subject site from the existing C-P (Conservation Park) zoning classification to an RSF-6 (Single Family Residential) zoning classification based on the findings identified in the staff report.

MPC STAFF RECOMMENDATION:

Approval of the petitioner's request to rezone the subject site from the existing C-P (Conservation Park) zoning classification to an RSF-6 (Single Family Residential) zoning classification based on the findings identified in the staff report.

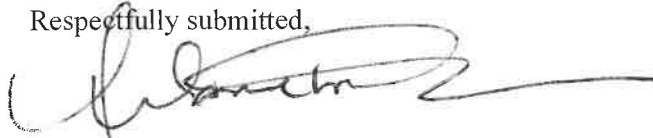
MEMBERS PRESENT: 9 + Chairman

Joseph Ervin, Chairman	Linder Suthers
Travis Coles	Joseph Welch
Ellis Cook	Tom Woiwode
Karen Jarrett	
Tanya Milton	
Eula Parker	
Lee Smith	

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

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

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





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

TO: The Mayor and Aldermen, City of Savannah

FROM: The Planning Commission

DATE: July 21, 2020

**SUBJECT: City of Savannah, Petitioner
Ezic Haydar, Owner
118 Roberts Street
PIN: 20717 05006
Acreage: 0.31
Aldermanic District: 1 (Lanier)
County Commission District: 8 (Ellis)
File No. 20-003003-ZA**

Marcus Lotson, MPC Project Planner

ISSUE: A request to rezone approximately 0.31 acres from a C-P (Conservation - Park) zoning classification to an RSF-6 (Single Family Residential) zoning classification.

BACKGROUND: The subject site is located on the west side of Roberts Street in the Woodville – Bartow Neighborhood, south of West Bay Street. Historically, the site had been split zoned with approximately 50% of the lot being zoned R-6 (Single Family Residential) and the remaining portion being zoned R-4 (Four Family Residential) under the previous zoning ordinance. The property is vacant and, based on historic imagery has never been developed with a structure. It is 100 feet in width and 131.5 feet in depth, and exceeds the lot area requirements for single family residential development.

Regarding the current zoning, it appears that the property was inadvertently redesignated as C-P (Conservation - Park) during the zoning map update process associated with the adoption of the new zoning ordinance. The subject property is immediately north of the Woodville Memorial Cemetery, which was rezoned from R-4 to Conservation – Park, and an error in mapping, most likely, incorrectly included the subject property. As this has been determined to be an error and no fault of the property owner, the City of Savannah is serving as the petitioner and the property owner has incurred no fees.

FACTS AND FINDINGS:

1. **Public Notice:** As required by the City of Savannah Zoning Ordinance, notice of the proposed zoning map amendment was mailed to all property owners located within 300 feet of the petitioned site. Also, a sign was posted on the subject site adjacent to Roberts Street. If comments are received prior to the July 21st MPC meeting, they will be presented at the pre-meeting.

2. **Existing Development Pattern:** This portion of the Woodville - Bartow neighborhood is primarily residential in nature but does include some nonresidential uses along West Bay Street and institutional uses, such as the aforementioned cemetery and the Woodville – Tompkins Elementary School.

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

<u>Location</u>	<u>Land Use</u>	<u>Designation</u>
North	Vacant Residential	RSF-6
South	Cemetery	C-P
East	Residential	RSF-6
West	Cemetery	C-P

3. **Existing C-P (Conservation Park) Zoning District:**
 - a. **Intent of the C-P District:** “The Conservation-Park (C-P) district is established to preserve and enhance parkland as permanent open space to meet the active and passive recreational needs of residents and to also protect cultural and historic resources. Permitted uses are limited to parks and recreation, cemeteries and other uses that promote open space and preservation of resources.”
 - b. **Allowed Uses:** The uses permitted in the C-P district are attached to the agenda item.
 - c. **Development Standards:** The development standards for the C-P district are identified in Table 1.

4. **Proposed RSF-6 (Single Family Residential) Zoning District:**
 - a. **Intent of the RSF-6 District:** “The RSF- districts are established to preserve and

create areas of single-family detached development. The five districts (RSF-30, RSF-20, RSF-10, RSF-6, RSF-5, and RSF-4) within the RSF- designation provide for varying development standards but generally permit the same uses. A limited number of nonresidential uses are allowed that are compatible with single-family residential uses.”

- b. **Allowed Uses:** The list of permitted uses for the RSF district appear in the use table included in the staff report.
 - c. **Development Standards:** The development standards are identified in Table 1.
- 5. **Transportation Network:** The subject site has frontage on Roberts Street. Roberts Street has a 40-foot right of way and an approximately 25-foot paved width. It extends in a southwesterly direction between West Bay Street and terminates at the Dundee Canal.
 - 6. **Public Services and Facilities:** The property is served by the Savannah Police Department, City fire protection and by City water and sewer services.
 - 7. **Comprehensive Plan Land Use Element:** The Comprehensive Plan Future Land Use Map (FLUM) splits the property just as the current zoning line does, between Conservation and Residential Suburban Single Family. Should the rezoning be adopted, the appropriate zoning designation would be Residential Suburban Single Family.

ADDITIONAL REVIEW CRITERIA:

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 is permitted by the current zoning district.*

Staff Comment: The list of uses permitted within the proposed single-family zoning district is more suitable and can serve a community need in terms of housing.

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

Staff Comment: The availability of single-family housing in the Woodville – Bartow neighborhood is a need.

b. Compatibility

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

Staff Comment: It is unlikely that the uses permitted in the proposed zoning district would adversely impact the nearby uses located within the area.

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

Staff Comment: The proposed RSF-6 district is intended to allow single-family residential uses. This conforms with the character of the area.

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

Staff Comment: The area is stable and there are no changing conditions that support approval or disapproval.

c. 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.

Staff Comment: The proposed zoning for the subject property is consistent with the Future Land Use Map.

d. Reasonable Use

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

Staff Comment: The existing zoning of the subject property does provide “reasonable use”. However, the proposed zoning is more in line with the development pattern currently seen in the vicinity.

e. 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.

Staff Comment: Relative to services, the uses permitted in the proposed RSF-6 district could be accommodated.

f. Proximity to a Military Base, Installation or Airport

In accordance with the O.C.G.A. §36-66-6, when a rezoning is proposed for property located within 3,000 feet of a military base, installation or airport, or within the 3,000-foot Clear Zone and Accident Prevention Zones I and II as prescribed in the definition of an Air Installation Compatible Use Zone that is affiliated with such base.

Staff Comment: The subject site is not located within 3,000 feet of a military base or within the other listed zones.

POLICY ANALYSIS:

The subject site is located within an area where there are a significant percentage of vacant and underdeveloped residential lots. Permitting single family residential zoning could spur home ownership in an area where opportunities are needed. In addition, the property should have remained residential during the adoption of the zoning ordinance but seems to have been inadvertently rezoned. The subject site meets the standards necessary for single family development, and the greater vicinity is primarily single family.

ALTERNATIVES:

1. Recommend approval of the petitioner's request.
2. Recommend denial of the petitioner's request.
3. Recommend approval of an alternative zoning classification.

RECOMMENDATION:

The Planning Commission recommends **Approval** of the petitioner's request to rezone the subject site from the existing C-P (Conservation Park) zoning classification to an RSF-6 (Single Family Residential) zoning classification based on the findings identified in the staff report.

Table 1: Comparison of Development Standards for the Existing C-P and Proposed RSF-6 Zoning Districts		
	Existing District	Proposed District
	C-P District	RSF-6 District
Minimum Lot Area (each unit unless otherwise specified)	n/a	5,000 sf
Minimum Lot Width	n/a	60 feet
Front Yard Setback	n/a	20 feet
Minimum Side Yard Setback	n/a	5 feet
Minimum Rear Yard Setback	n/a	20 feet
Maximum Height	n/a	36 feet
Maximum Building Coverage	n/a	40 %

Permitted Uses Existing RSF-6 and Proposed C-P	
RSF Single-family detached Agriculture, personal Community garden Park, general Library/community center Police/fire station or substation Child/adult day care home School, public or private (K-12) All places of worship Personal care home, registered Golf course Retail consumption dealer Dock, private Dock, residential community Marina, residential Watercraft launch/ramp Utilities, major Utilities, minor	C-P Agriculture, personal Agriculture, restricted Botanical garden/arboretum Cemetery (Mausoleum, Columbarium, Memorial Park) Cemetery, pet Community Garden Park, general Wildlife Refuge Library/community center Museum Campground; recreational vehicle park Golf course Stadium or outdoor arena; Amphitheater; Outdoor sports facility or complex Retail consumption dealer (on premise consumption of alcohol) Watercraft Launch/Ramp Utilities, major Utilities, minor

VICINITY MAP

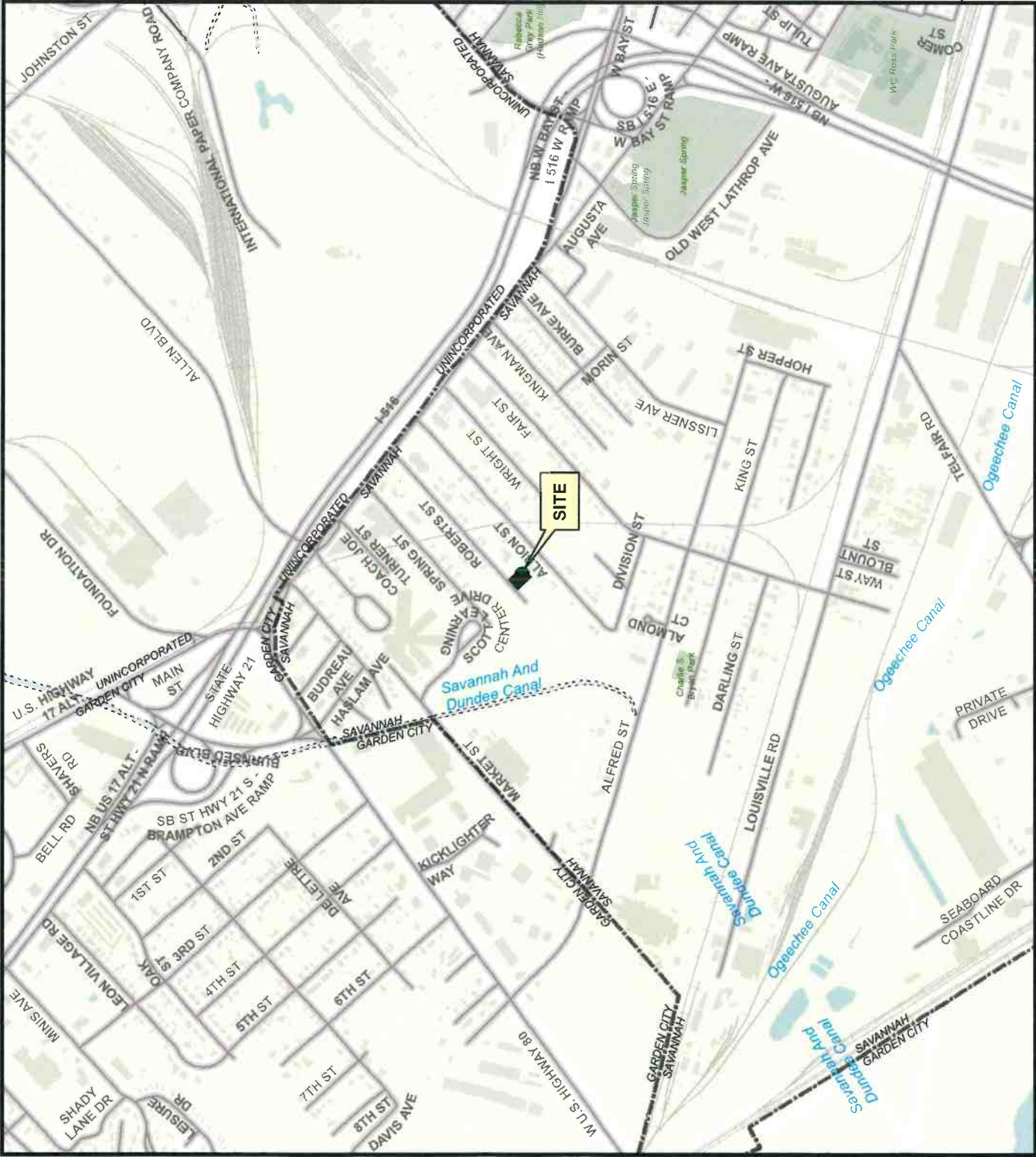
20-003003-ZA

Aldermanic District: 1 (Lanier)
 Commission District: 8 (Ellis)
 Neighborhood: Woodville/Bartow
 Area
 PIN(s): See Map

Date: 7/17/2020



CHATHAM COUNTY - SAVANNAH
METROPOLITAN PLANNING COMMISSION
 110 E. STATE ST. SAVANNAH, GA 31402-8246 PHONE 912-651-1440



1 inch = 1,000 feet



THIS MAP IS A COMPILATION OF INFORMATION FROM VARIOUS SOURCES AND SCALES. IN MOST CASES THE INFORMATION HAS NOT BEEN FIELD VERIFIED. USE THIS MAP FOR GENERAL PLANNING PURPOSES ONLY.

TAX MAP

20-003003-ZA
Aldermanic District: 1 (Lanier)
Commission District: 8 (Ellis)
Neighborhood: Woodville/Bartow
Area
PIN(s): See Map

Date: 7/1/2020



CHATHAM COUNTY - SAVANNAH
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1 inch = 50 feet



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ZONING MAP

20-003003-ZA

Aldermanic District: 1 (Lanier)

Commission District: 8 (Ellis)

Neighborhood: Woodville/Bartow

Area

PIN(s): See Map

Current property zoning(s) is primarily

C-P

Proposed property zoning:

RSF-6

City of Savannah NewZo Zoning When Applicable

Date: 7/1/2020



CHATHAM COUNTY - SAVANNAH
METROPOLITAN PLANNING COMMISSION
110 E. STATE ST. SAVANNAH, GA 31412-8246 PHONE 912.851-1440



1 inch = 100 feet

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AERIAL MAP

20-003003-ZA
Aldermanic District: 1 (Lanier)
Commission District: 8 (Ellis)
Neighborhood: Woodville/Bartow
Area
PIN(s): See Map

Date 7/1/2020



CHATHAM COUNTY - SAVANNAH
METROPOLITAN PLANNING COMMISSION
110 E. STATE ST. SAVANNAH, GA 31412-8248 PHONE 912-651-1440



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1 inch = 50 feet



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FUTURE LAND USE

20-003003-ZA

Aldermanic District: 1 (Lanier)

Commission District: 8 (Ellis)

Neighborhood: Woodville/Bartow

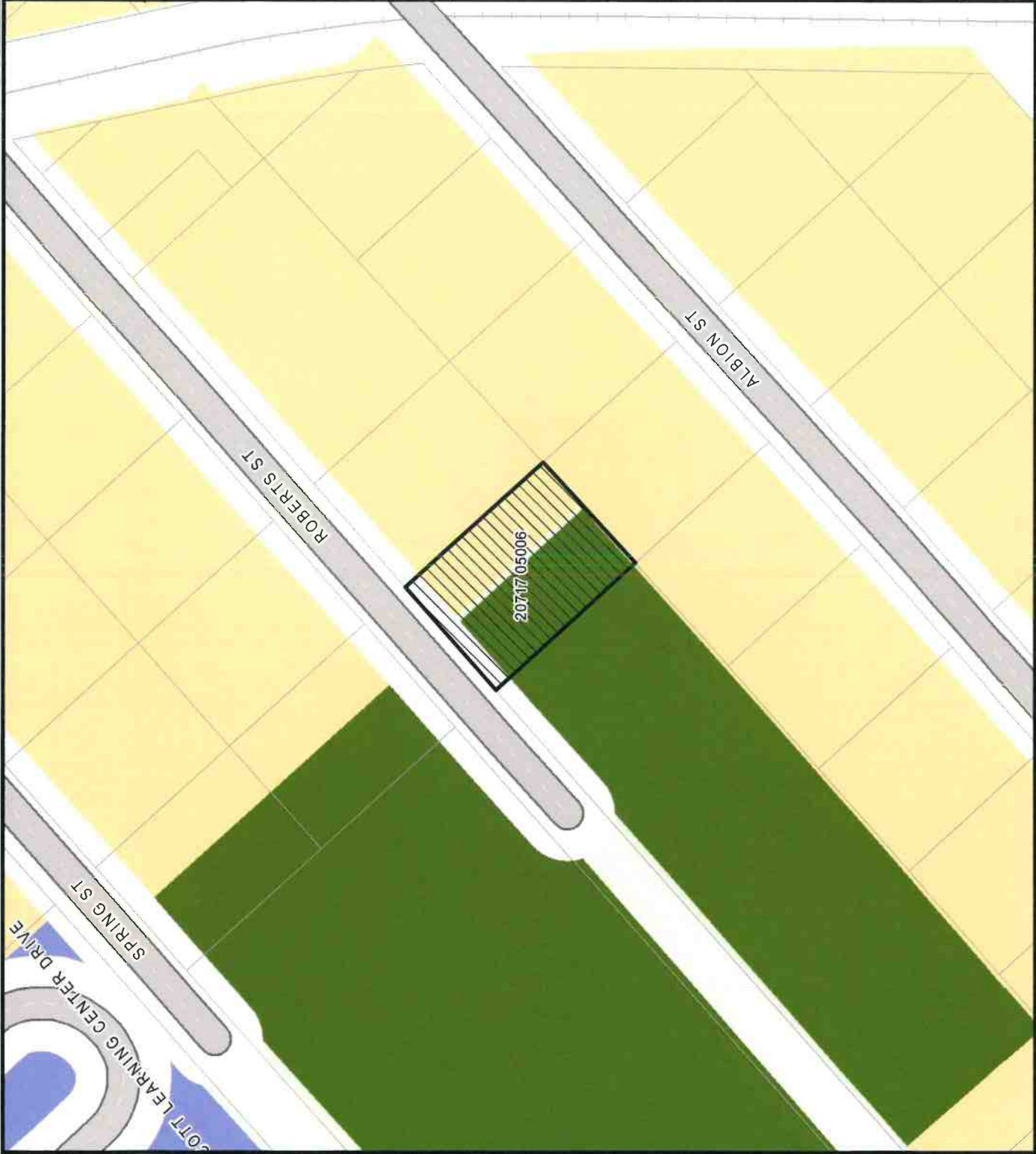
Area

PIN(s): See Map

Date 7/1/2020



CHATHAM COUNTY - SAVANNAH
METROPOLITAN PLANNING COMMISSION
110 E. STATE ST. SAVANNAH, GA 31412-8248 PHONE 912-651-1440



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1 inch = 100 feet

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LABEL MAP

20-003003-ZA

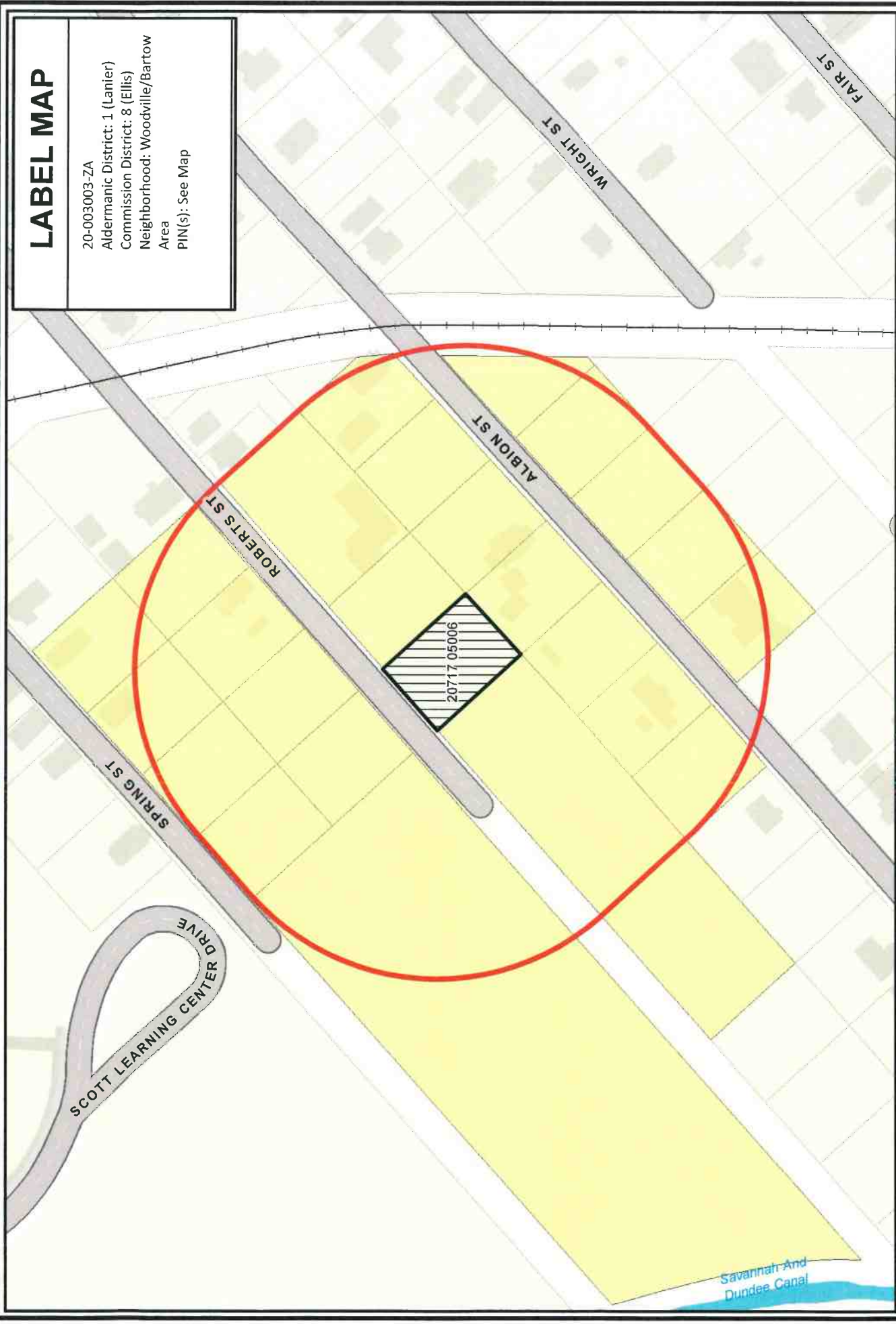
Aldermanic District: 1 (Lanier)

Commission District: 8 (Ellis)

Neighborhood: Woodville/Bartow

Area

PIN(s): See Map



CHATHAM COUNTY - SAVANNAH
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1 inch = 150 feet



Date: 7/1/2020

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