



METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

DATE: June 9, 2020
TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

716 Highland Drive
Goldberg Properties LP, Owner
Ed Garvin, Agent
PINs: 20491 07009 & -010
Acreage: .93 Acres
Aldermanic District: 4 (Palumbo)
County Commission District: 1 (Stone)
File No. 20-001742-ZA

MPC ACTION:

DENIAL of the requested rezoning from an RSF-10 (Single Family Residential) zoning classification to an O-I (Office Institutional) zoning classification.

MPC STAFF RECOMMENDATION:

DENIAL of the requested rezoning from an RSF-10 (Single Family Residential) zoning classification to an O-I (Office Institutional) zoning classification.

MEMBERS PRESENT: 8 + Chairman

Joseph Ervin, Chairman
Travis Coles
Karen Jarrett
Tanya Milton
Wayne Noha
Eula Parker
Lee Smith

Linder Suthers
Joseph Welch

PLANNING COMMISSION VOTE: Approve Staff Recommendation (9-0)

APPROVAL Votes: 9	DENIAL Votes: 0	ABSENT
Ervin Coles Jarrett Milton Noha Parker Smith Suthers Welch		Branch Cook Manigault Monahan Woiwode

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





TO: The Mayor and Aldermen, City of Savannah

FROM: The Planning Commission

DATE: June 9, 2020

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Marcus Lotson, MPC Project Planner

ISSUE: A request to rezone 716 Highland Drive from an RSF-10 (Single Family Residential) zoning classification to an O-I (Office -Institutional) zoning classification.

BACKGROUND:

A petition was heard for 714 and 716 Highland Drive by the Planning Commission during the May 19th meeting. The petitioner requested to continue the hearing and have the request reconsidered to exclude 714 Highland Drive.

716 Highland Drive is a residentially zoned parcel located on the northwest corner of the intersection of Highland Drive and Waters Avenue. It is developed with a single family residential structure built in conjunction with the Highland Park Subdivision which was constructed beginning in the 1970s. The Highland Park subdivision was developed as an exclusively single family detached residential subdivision, where parcels are generally between 8,000 and 10,000 square feet in size. The only nonresidential use in the subdivision is a day care center at the southwest corner of the intersection of Highland Drive and Waters Avenue.

FACTS AND FINDINGS:

1. **Public Notice:** On May 1st 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. The notice included instructions on how to access the meeting over the internet. In addition, a neighborhood meeting was held prior to the May 19th public hearing.

2. **Existing Development Pattern:**

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

<u>Location</u>	<u>Land Use</u>	<u>Designation</u>
North	Commercial & Office	B-N
East	Commercial & Office across Waters Ave,	B-N & OI-E
South	Day Care	RSF-10
West	Single Family Residential	RSF-10

The development pattern in the vicinity of the subject properties is a common one amongst southside Savannah neighborhoods. It includes, in this case, a single-family neighborhood that is accessed via an arterial roadway. While many of the nearby uses are nonresidential because of the proximity of Waters Avenue and Eisenhower Drive, the Highland Park subdivision is stable and well protected from commercial intrusion. In addition, it has a single point of vehicular access which essentially eliminates cut through traffic and trips not related to the residences within the subdivision.

3. **Future Land Use:** The Comprehensive Plans Future Land Use Map designates the subject properties, and all properties within the subdivision as Residential Suburban Single Family, with the exception of the existing daycare. This designation is defined as “Areas identified for single-family residential dwellings at gross area densities of 5 units per acre and less.” The proposed Office – Institutional zoning district is not compatible with this designation.
4. **Existing RSF-10 (Single Family Residential) District:**
 - a. **Intent of the RSF District:** The Residential Single-family (“RSF”) districts are established to allow single-family detached development on varying lot sizes which are indicated by the number (suffix) following the district name.

b. **Allowed Uses:** Allowed uses in the RSF district are attached to the agenda. **Table 1.**

c. **Development Standards:** The development standards are attached to the agenda. **Table 2.**

5. **Proposed O-I (Office - Institutional) Zoning District:**

a. **Intent of the O-I District:** The Office and Institutional (“OI”) district is established to allow office uses as well as a limited number of other uses that are compatible with an office environment. The OI district is intended to be located in close proximity to Nonresidential districts and may be used as a transition between such areas and Residential districts.

b. **Allowed Uses:** The allowed uses are attached to the agenda item. **Table 1.**

c. **Development Standards:** The development standards are attached to the agenda. **Table 2.**

6. **Transportation Network:** The subject property is accessed from Highland Drive. There is an existing unused curb cut on Waters Avenue. Highland Drive is an unclassified residential street. Where it abuts the subject property, it is split with a treelined median which creates one-way traffic in a westerly direction. The pavement width at this point is approximately 15 feet. There are no ingress / egress points for the neighborhood except the primary one. There are approximately 60 single family residential structures within the subdivision, including the one that is the subject of this rezoning request.

7. **Public Services and Facilities:** The property is served by the Savannah Police Department, City fire protection and by City water and sewer services.

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 range of uses permitted in the O-I zoning district are not suitable to be located in close proximity to single family detached residential uses, in particular at the entrance to a residential neighborhood.

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

Staff Comment: Based on observation, there does not appear to be a shortage of opportunities to develop office space within the City of Savannah.

b. Compatibility

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

Staff Comment: The use and usability of other nearby properties could be adversely affected by the proposed rezoning because of the range of uses allowed in the O-I district. The development standards that would be applied including parking, buffers and signage would be inconsistent with the residential pattern.

- 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 O-I district at this location is not compatible with the rest of the neighborhood that it is a part of. This property is located at the only entrance to what is an almost exclusively residentially developed subdivision, with the exception of one parcel.

- 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: This is a property that has always been residentially developed. The neighborhood has remained stable even though there has been significant commercial development around it over the years. While conditions around the subject property have changed, staff finds that the subject property is still a viable single family residential uses.

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 not consistent with the Future Land Use Map or approved land use designation. The addition of nonresidential uses to the neighborhood will likely increase incompatibility relative to land use and the development pattern

d. Reasonable Use

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

Staff Comment: Under the current zoning and with how the parcels are currently developed they do have reasonable use.

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: Ingress / egress is currently inadequate for nonresidential uses at this location. This is due to street width and one way, primarily residential, traffic. Should access be limited to Waters Avenue, an evaluation of other nearby curb cuts should be completed to determine if any conflicts exist.

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.

The subject properties are not within 3,000 feet of a military base or within the other listed zones.

POLICY ANALYSIS:

The subject property and the neighborhood have served as residential single family uses for many years. Although many commercial uses have developed around it, the neighborhood has remained stable and viable through this transition. Commercial development along an arterial roadway can place redevelopment pressures on residences, specifically corner lots that abut major arterial roads. Fortunately, the size of the property at 716 Highland Drive, will allow it to be adequately buffered from the street.

While it is accurate that most properties that abut Waters Avenue between Eisenhower Drive and Mall Boulevard are nonresidential, staff does not find justification to rezone the subject property to a nonresidential classification. Staff finds that a rezoning would likely lead to negative impacts on the existing single-family residential neighborhood and apply undue redevelopment pressures on other parcels within Highland Park.

ALTERNATIVES:

1. Recommend approval of the staff recommendation.
2. Recommend approval of an alternative classification.
3. Recommend approval of the petitioner's request.

RECOMMENDATION: The Planning Commission recommends **DENIAL** of the requested rezoning from an RSF-10 (Single Family Residential) zoning classification to an O-I (Office Institutional) zoning classification.

Table 1: Comparison of Principal Uses for the RSF-6 (Existing) and O-I (Proposed) Zoning Districts

RSF-6	O-I
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	Continuing care retirement community Upper story residential Agriculture, personal Community Garden Park Library/community center Museum Post office Police/fire station or substation Child/adult day care center Child/adult care center, 24 hour School, public or private (K-12) All places of worship Office, general Office, medical Office, utility/contractor Art/photo studio; gallery Pharmacy Services, general Animal services, indoor Bank Business support services Catering establishment Funeral home; mortuary (not including crematorium) Event Venue Instructional studio or classroom Personal service shop Repair-oriented services Retail consumption dealer (on premise consumption of alcohol) Utilities, major Utilities, minor

Table 2. Comparison of Development Standards		
Standards	RSF-10	OI-E
Building Setbacks (min ft)		
Front yard	25	15
Side (interior) yard	27	10
Side (street) yard	15	10
Rear yard	25	20
From access easement	5	5
Building Separation	See Fire Code	See Fire Code
Building Coverage (max)	40%	80%
Height (max ft)	36	40
Parking Area Setback (min ft)		
From collector or arterial street rights-of-way	15	15
From local street rights-of-way	10	10
Abutting lane, property line or access easement	5	5

Google Maps Waters Ave



Image capture: May 2019 © 2020 Google

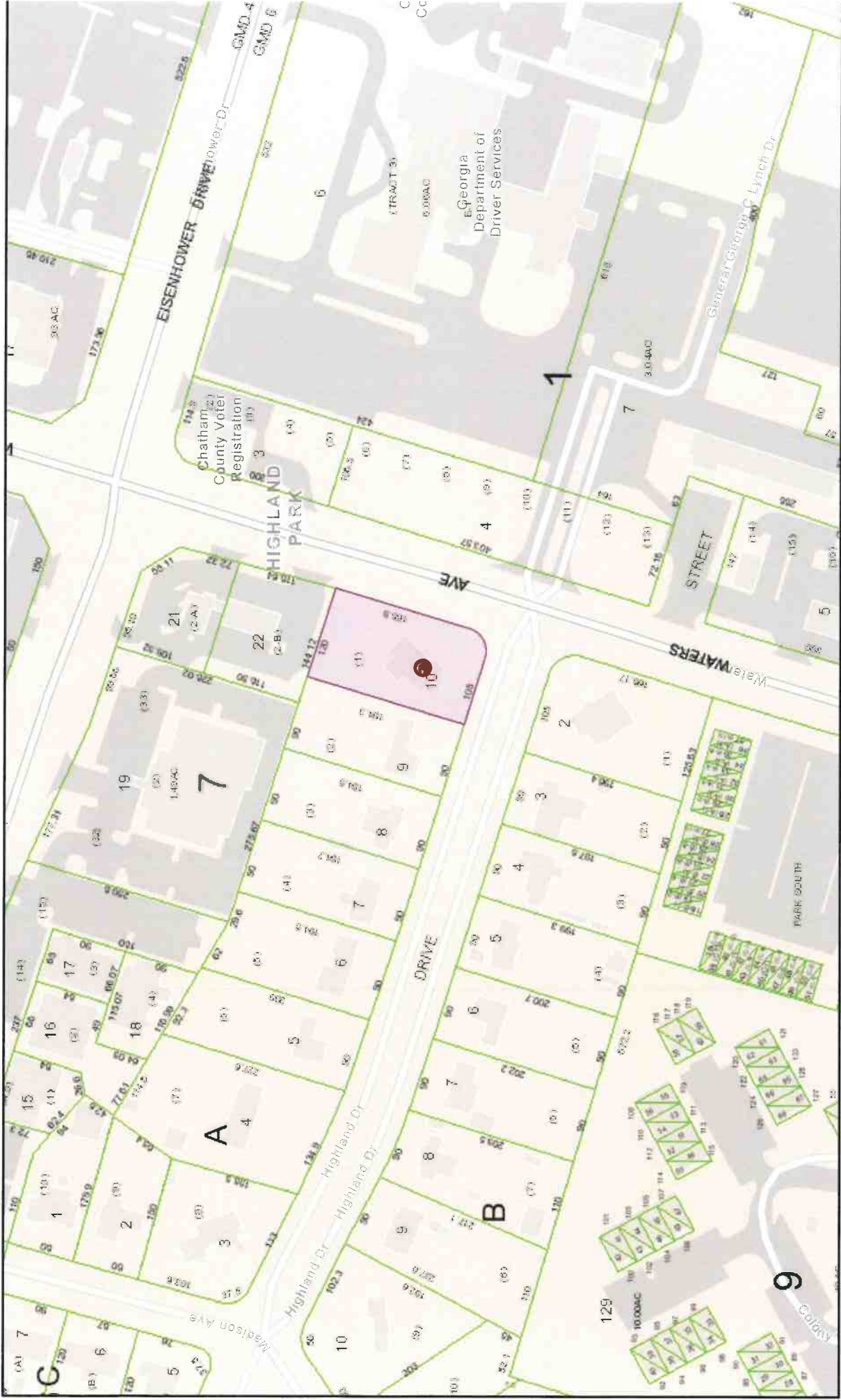
Savannah, Georgia



Street View

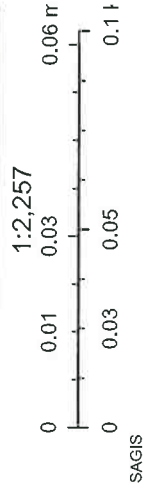
Office Upon A Canoe

SAGIS Map Viewer



6/9/2020, 1:02:22 PM

Property Boundaries (Parcels)



HAND DELIVERED

Metropolitan Planning Commission
% Marcus Lotson
110 E State St.
Savannah, GA 31401

June 3, 2020

Rezoning only 716 Highland Drive.

I am in favor of the proposed rezoning of 716 Highland Drive from Single Family to Office-Institutional zoning with NO ACCESS to Highland Drive. 716 Highland Drive property will only be accessible via Waters Avenue.

Nash S. Lynch
Signature

7207 Van Buren Ave.
Highland Park Address

6-8-20
Date

HAND DELIVERED

Metropolitan Planning Commission
% Marcus Lotson
110 E State St.
Savannah, GA 31401

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Signature

1209 VAN BUREN AVE
Highland Park Address

6-08-20
Date

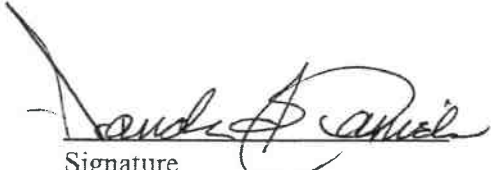
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Signature

7211 + 7213 Van Buren Ave
Highland Park Address

6-9-20
Date