



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: **SEPTEMBER 21, 2021**
TO: **THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH**
FROM: **METROPOLITAN PLANNING COMMISSION**
SUBJECT: **MPC RECOMMENDATION**

PETITION REFERENCED:

Agent: Ryan Arvey, on behalf of Historic Savannah Foundation
Owner/Petitioner: Historic Savannah Foundation
Aldermanic District: 1, Lanier
County Commission District: 3, Lockett
Neighborhood/Subdivision: Cuyler - Brownville
Current Zoning District: Traditional Residential TR-1
Future Land Use (FLU): Traditional Neighborhood
Requested Zoning District: Traditional Commercial, TC-1
File No. 21-004867-ZA
Location: 1811 Martin Luther King Jr. Blvd.
PIN: 2006624003 **Acreage:** .08

MPC ACTION:

Approval of the request to rezone the property at 1811 Martin Luther King Jr. Boulevard from TR-1 to TC-1.

MPC STAFF RECOMMENDATION:

Approval of the request to rezone the property at 1811 Martin Luther King Jr. Boulevard from TR-1 to TC-1.

MEMBERS PRESENT: 12 + Vice-Chairman

Joseph Welch, Chairman
Laureen Boles
Travis Coles
Elizabeth Epstein
Joseph Ervin
Karen Jarrett
Ruel Joyner
Jay Melder
Wayne Noha
Eula Parker

Dwayne Stephens
Maliak Watkins

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

APPROVAL Votes: 12	DENIAL Votes: 0	ABSENT
Welch Boles Coles Epstein Ervin Jarrett Joyner Melder Noha Parker Stephens Watkins		Woiwode Smith

Respectfully submitted,


Melanie Wilson
Executive Director

/sh

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 METROPLITAN PLANNING COMMISSION

"Planning the Future, Respecting the Past"

STAFF REPORT

File No. 21-004867-ZA

Location: 1811 Martin Luther King Jr. Blvd.

PIN: 2006624003 Acreage: .08

Prepared by Marcus Lotson, Director



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Background

The subject property is located at the northwest corner of the intersection of Martin Luther King Jr. Boulevard and Kline Street in the Cuyler- Brownville Historic District. The property, which is 3,645 square feet in size, is developed with a historic single-family dwelling. Prior to 2015, the vacant portion of the property was developed with a mixed-use building that included ground floor commercial and upper floor residential. The building was demolished due to code compliance issues.

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.

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	Historic Single Family Building	TR-1
East	Historic Single Family Building	TC-2
South	Single and Two-Family Residences,	TR-1
West	City Owned Park	TR-1

Historic Savannah Foundation has filed this rezoning petition to rezone the property from the current TR-1 zoning classification to the TC-1 classification. They are also proposing to subdivide the lot to create two individual parcels for the existing house and a new proposed structure. Historically two structures existed on the single parcel. The TC-1 zoning district calls for a mix of uses in urbanized areas. Neighborhood scale commercial uses, especially on arterial streets, are common for this district. The mix of uses in the TC-1 district are ideal for corner lots in walkable communities. Those uses, such as retail stores, personal services, and restaurants, also typically serve the residents of the area.

Impact and Suitability

Public Utilities

The area has access to the City's public water, sewer, and stormwater systems.

Transportation and transit

The subject property is a corner lot at the intersection of Martin Luther King Jr. Boulevard, an arterial roadway, and Kline Street, a local unclassified street. Historically, a mixed-use building was on this corner, but it has been vacant for several years due to the building being demolished. Transit is available one block east of the subject property along Montgomery Street.

Community Development

Rezoning the subject property would allow for a greater number of uses that are more appropriate at this corner and allow for the mix of uses that is consistent with the development pattern in the area. The rezoning of the property provides an avenue to develop a vacant lot in a manner consistent with the historic pattern.

Future Land Use

The Comprehensive Plan Future Land Use Map designates the subject property as Traditional Neighborhood. This designation calls for a mix of residential and commercial uses like those allowed in the TC-1 zoning district.

Existing Traditional Residential (TR-1) District:

- **Intent of the TR-1 District:** The Traditional Residential (TR) districts are intended 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.
- **Allowed Uses:** Allowed uses in the TR-1 district are listed in Table 1 of this report.
- **Development Standards:** The development standards are listed in Table 2 of this report.

Proposed Traditional Commercial (TC-1) District:

- **Intent of the TC-1 District:** “The TC-1 district is established to ensure the vibrancy of historic mixed-use neighborhoods with traditional development patterns characteristic of Savannah during the streetcar and early automobile eras. The district provides for commercial areas that are developed at a mass and scale harmonious with nearby residential neighborhoods.”
- **Allowed Uses:** Allowed uses in the TC-1 district are listed in Table 1 of this report.
- **Development Standards:** The development standards are listed in Table 2 of this report.

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 is permitted by the current zoning district.

MPC Comment: The range of uses permitted by the proposed zoning district is more suitable than the range of uses permitted by the current zoning district. The proposed zoning district allows for an appropriate mix of uses at a corner lot on an arterial roadway.

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

MPC Comment: The proposed zoning district is addressing a specific need in the city by providing an avenue to develop small-scale mixed-use development, which includes commercial and residential uses that match the existing development pattern.

b. Compatibility

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

MPC Comment: The zoning proposal is not likely to adversely affect the nearby existing residential housing stock. The range of uses permitted in TC-1 is appropriate within the existing context.

- 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.

MPC Comment: The zoning proposal is compatible with the present zoning pattern. There is TC-1 and TC-2 zoning in the immediate area.

- iii. 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: The revitalization of the MLK/Montgomery corridor is ongoing and has been a City priority. Approval of the rezoning could lead to the type of development that is desired in the neighborhood.

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.

MPC Comment: The zoning proposal does conform with the Comprehensive Plan.

d. Reasonable Use

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

MPC Comment: The subject property could be developed under the current zoning. However, the range of opportunities is limited under TR-1

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.

MPC Comment: There are adequate facilities at this location.

Analysis

The current owners of the property, Historic Savannah Foundation, are desirous of re-establishing a mixed-use building on site. The building would include ground floor commercial space with one ground floor residential dwelling, and two residential dwellings on the upper floor. The TC-1 zoning designation allows a mix of uses that are compatible in historic neighborhoods, where scale of development is an important factor. The fact that the subject property historically was developed in this manner, lends credence to a zoning change that would allow this pattern to be restored.

Recommendation

Based upon the existing zoning pattern and character of the area surrounding the subject property, as well as the review criteria; The Planning Commission recommends **approval** of the request to rezone the property at 1811 Martin Luther King Jr. Boulevard from TR-1 to TC-1.

List of Uses for TC-1
Single-family detached
Single-family attached
Two-family
Three-family / Four-family
Townhouse
Stacked townhouse
Apartment
Upper story residential
Child caring institution
Dormitory/student housing
Fraternity/sorority house
Monastery/convent
Rooming house
Single room occupancy
Agriculture, personal
Community Garden
Park, general
Library/community center
Museum
Post office
Police/fire station or substation
Emergency Medical Services (EMS) substation/ Ambulance Service
Shelter, emergency
Shelter, transitional
Soup kitchen
Child/adult day care home
Child/adult day care center
Child/adult care home, 24 hour
Child/adult care center, 24 hour
College, university, seminary
Educational building used by a college, university or seminary
School, public or private (K-12)
School, trade, vocational or business
All places of worship
Private club/Lodge
Correctional transition facility
Hospice
Nursing home
Assisted living facility

Personal care home, registered
Personal care home, family
Personal care home, group
Substance recovery facility
Office, general
Office, medical
Office, utility/contractor
Studio/multimedia production facility
Indoor amusement
Indoor sports facility
Teen Club
Theater/cinema/
Retail, general
Art/photo studio; gallery
Convenience store
Fuel/gas station
Food-oriented retail
Pharmacy
Services, general
Animal services, indoor
Bank
Body art services
Business support services
Catering establishment
Hall, banquet or reception
Instructional studio or classroom
Laundromat;
Dry Cleaner/Laundry, Neighborhood
Personal service shop
Psychic; palmist; medium; fortune teller
Repair-oriented services
Distillery, craft,
Bar; tavern
Restaurant
Retail consumption dealer (on premise consumption of alcohol)
Ancillary retail dealer (off-premise consumption of alcohol)
Package store (not including wine specialty shops)
Wine Specialty Shop (not including package stores)
Winery; Meadery; Cidery
Brewery, Micro
Bed and Breakfast Homestay

Bed and breakfast
Inn
Hotel/motel, 16-74 rooms
Short-term vacation rental
Vehicle service, minor
Vehicle wash, full or self-service
Artisan/Craft
Parking facility
Utilities, major
Utilities, minor

List of Uses for TR-1

Single-family detached
 Single-family attached
 Two-family
 Three-family / Four-family
 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
 Personal care home, family
 Personal care home, group
 Utilities, major
 Utilities, minor

Table 2. Comparison of Development Standards		
Standards	TR-1	TC-1
Lot Dimensions (min)		
<i>Single-family Detached</i>		
Lot area (sq. ft)	3,000	3,000
Lot width (ft)	40	30
<i>Single-family Attached</i>		
Lot area per unit (sq. ft)	2,250	1,450
Lot width per unit (ft)	20	18
<i>Two-family (side by side)</i>		
Lot area per unit (sq. ft)	2,250	1,450
Lot width (ft)	20	18
<i>Two-family (over-under)</i>	2,250	1,500
Lot area per unit (sq. ft)	22.5	30
Lot width (ft)		
<i>Three-Four Family</i>	1,800	1,450
Lot area per unit (sq. ft)	15	30
Lot width (ft)		
<i>Apartments</i>	N/A	435
Lot area per unit (sq. ft)	N/A	30
Lot width (ft)		
<i>Townhomes</i>	1,750	1,450
Lot area per unit (min sq. ft)	18	80
Lot width per unit (min ft)		
<i>Upper Story Residential</i>	None	None
Lot area per unit (sq. ft)	None	None
Lot width per unit (ft)		
<i>Nonresidential</i>	None	None
Lot area (sq. ft)	20	20

Lot width (ft)		
Building Setbacks (ft)		
<i>For blocks without contributing structures</i>	5 min; 10 max	5 max
Front yard (interior lot)	5 max	5 max
Front yard (corner lot)	3 min	10 min
Side yard (interior)	5 max	5 max
Side yard (corner)	20 min	10 min
Rear yard		
<i>For blocks with contributing structures</i>	Avg of block face	Avg of block face
Front yard	3 min	10 min
Side yard (interior)	Avg of block face	Avg of block face
Side yard (corner)	20 min	10 min
Rear yard	See Fire Code	See Fire Code
<i>Building Separation</i>		
Building		
Building Coverage (max)	40%	n/a
Building Frontage (min)	70%	70%
Building Footprint (max sq ft)	n/a	5,500
Nonresidential Building Footprint (max sq ft)	2,500	5,500
Height (max ft)	36 ft	36 ft

AN ORDINANCE
To Be Entitled

AN ORDINANCE TO REZONE CERTAIN PROPERTY FROM A TR-1
(TRADITIONAL RESIDENTIAL) ZONING CLASSIFICATION TO A TC-1
(TRADITIONAL COMMERCIAL ZONING CLASSIFICATION; TO
REPEAL ALL OTHER ORDINANCES IN CONFLICT HERewith; AND
FOR OTHER PURPOSES.

BE IT ORDAINED by the Mayor and Aldermen of the City of Savannah, Georgia, in a regular meeting of Council assembled and pursuant to lawful authority thereof:

SECTION 1: The following described property be rezoned from its present TR-1 zoning classification to a TC-1 zoning classification:

PIN: 20066 24003

Beginning from a point [X: 985183.477175& Y: 751122.746766], located at the approximate intersection of the centerline of Kline Street & the right-of-way centerline of Martin Luther King Jr. Blvd., said point being, THE POINT OF BEGINNING

Thence proceeding in a NW direction along the approximate centerline of Kline Street for an estimated distance of 132.9 ft. to a point,

Thence proceeding in a NE direction [N 15-58-30 E] along a line for an estimated distance of 66.6 ft. to a point,

Thence proceeding in a SE direction [S 73-39-6 E] along a line for an estimated distance of 133.7 ft. to a point, said point being located along the approximate right-of-way centerline of Martin Luther King Jr. Blvd.,

Thence proceeding in a SW direction along the approximate right-of-way centerline of Martin Luther King Jr. Blvd., for an estimated distance of 65.7 ft. to a point, [X: 985183.477175& Y: 751122.746766], said point being, THE POINT OF BEGINNING.

SECTION 2: That the requirements of Section 3.2 of the Zoning Ordinance adopted July 18th, 2019 and the law in such cases made and provided has been satisfied. An opportunity for a public hearing was afforded anyone having an interest or property right which may have been affected by this zoning amendment, said notice being published in the Savannah Morning News, on the ____ day of _____, 2021, and the ____ day of _____, 2021, a copy of said notice being attached hereto and made a part hereof.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

EFFECTIVE DATE: This ordinance shall be effective as of the date hereof.

ADOPTED AND APPROVED: _____ 2021.

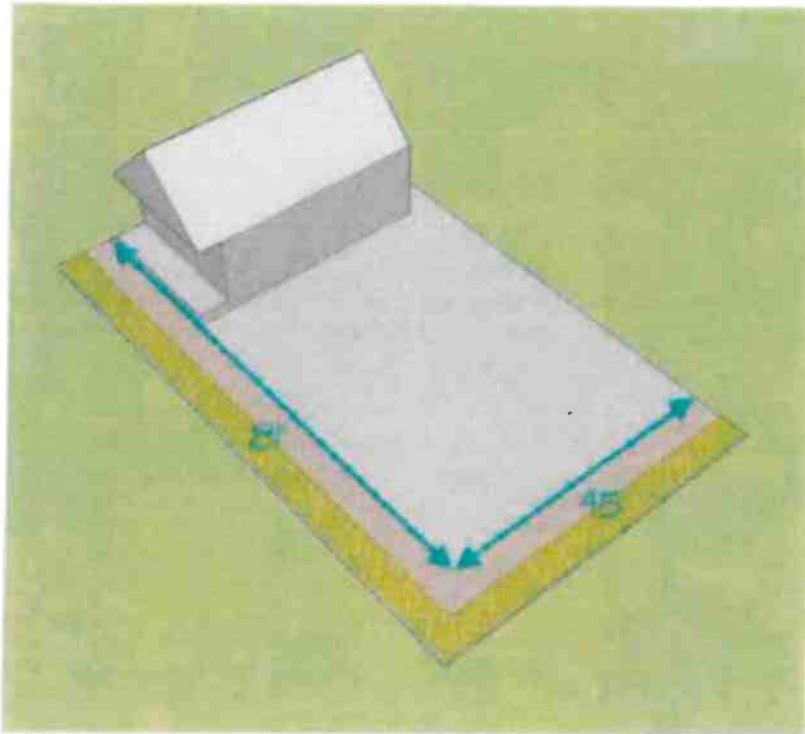
MAYOR

ATTEST:

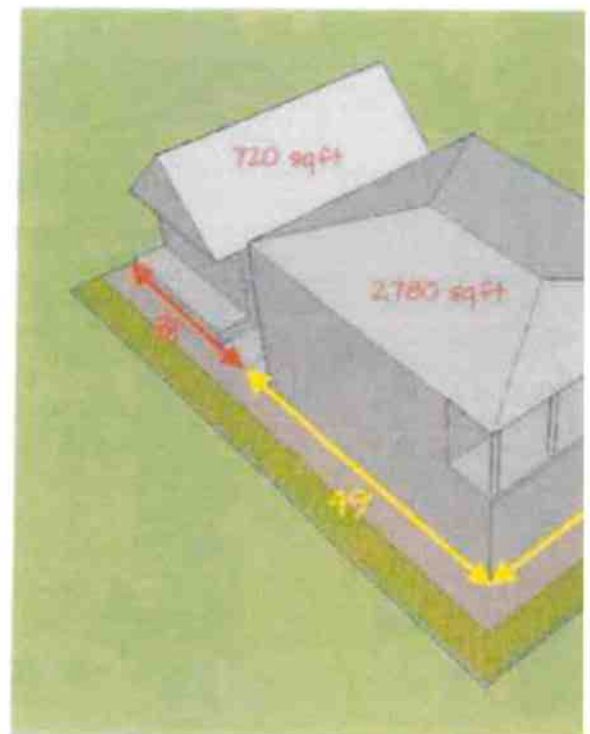
CLERK OF COUNCIL

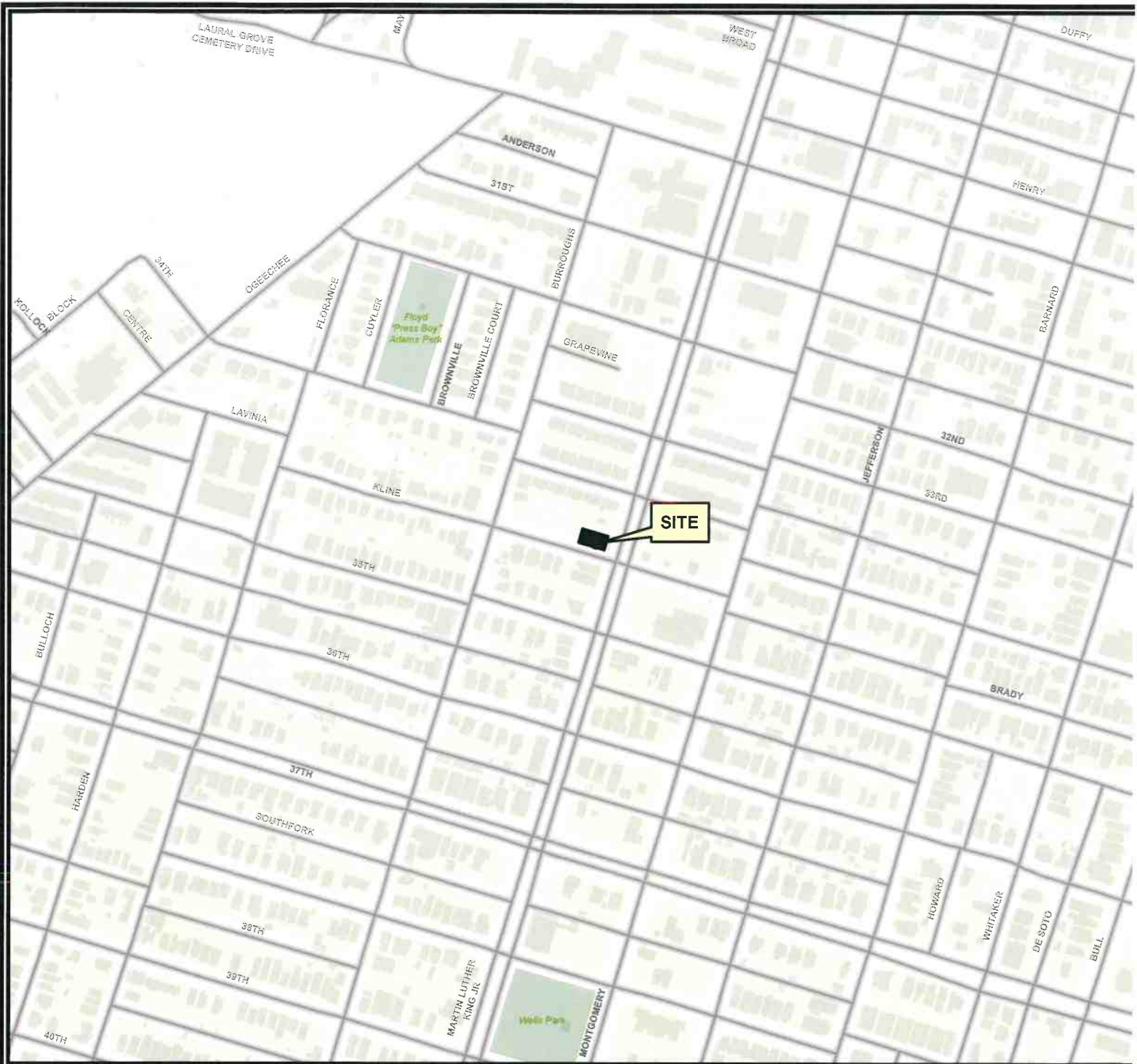
FILE NO.: FILE # 21-004867-ZA

The lot as currently configured...



Proposed development after rezoning





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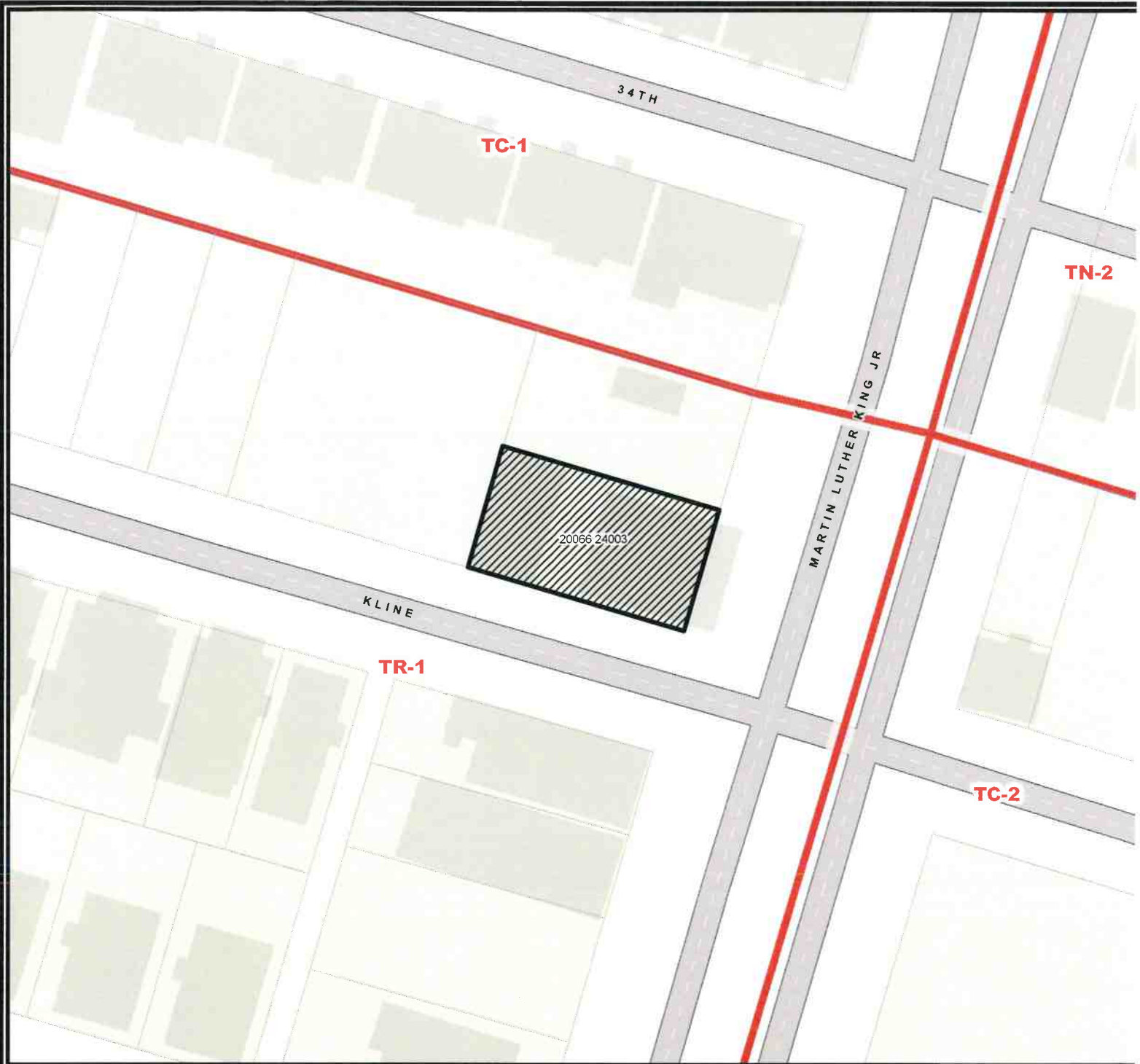
1 inch = 400 feet



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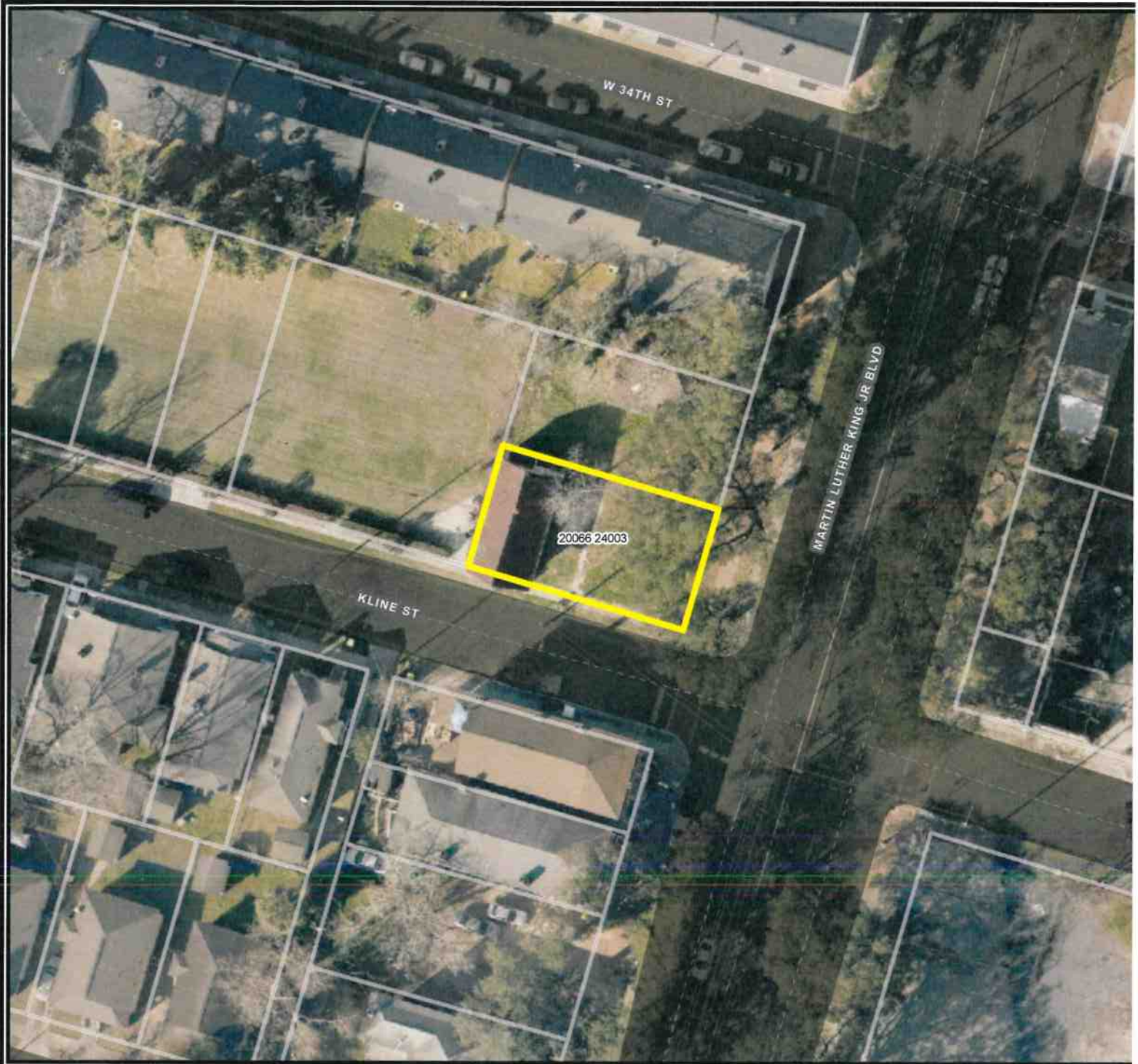
1 inch = 50 feet



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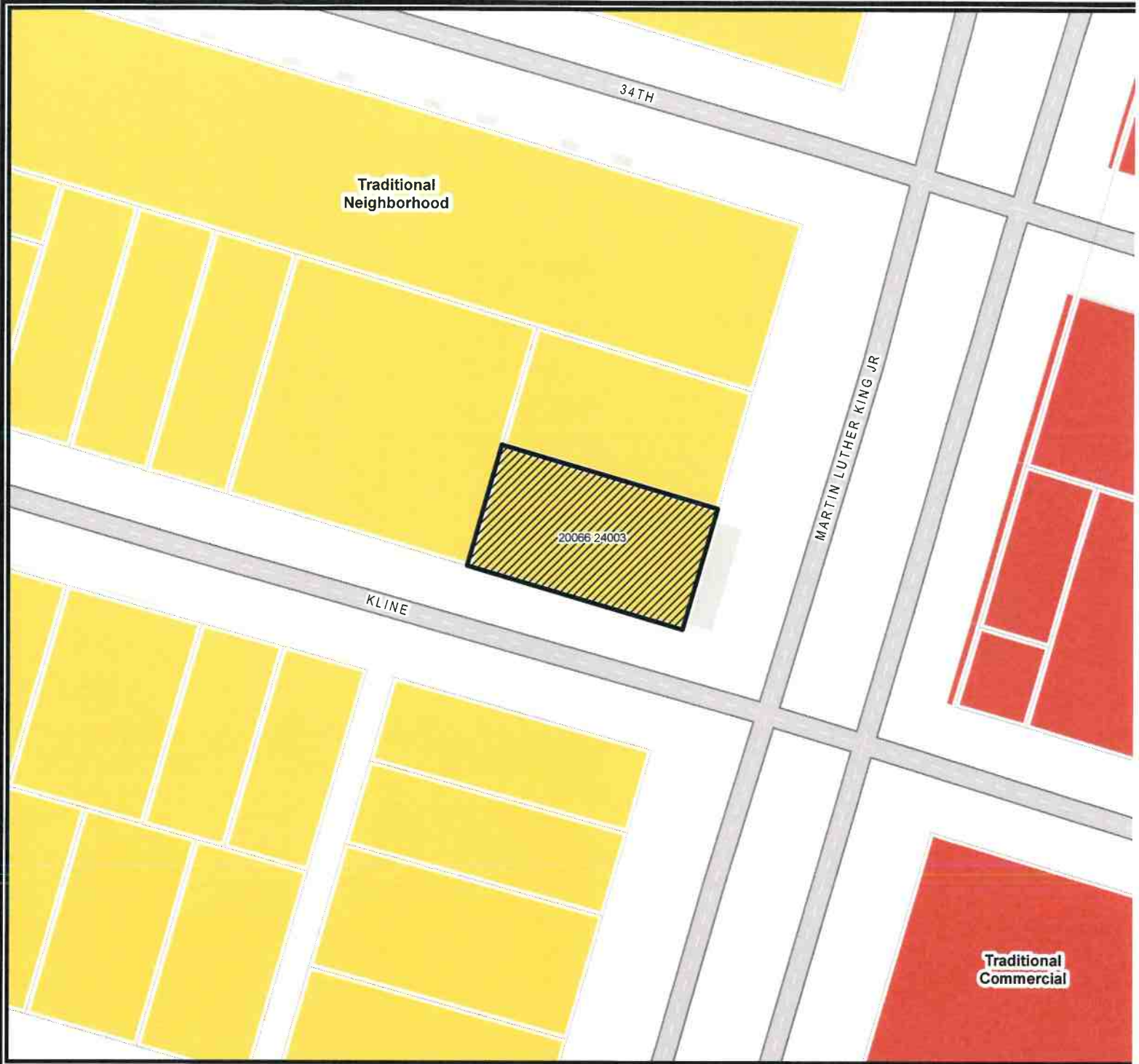
1 inch = 50 feet



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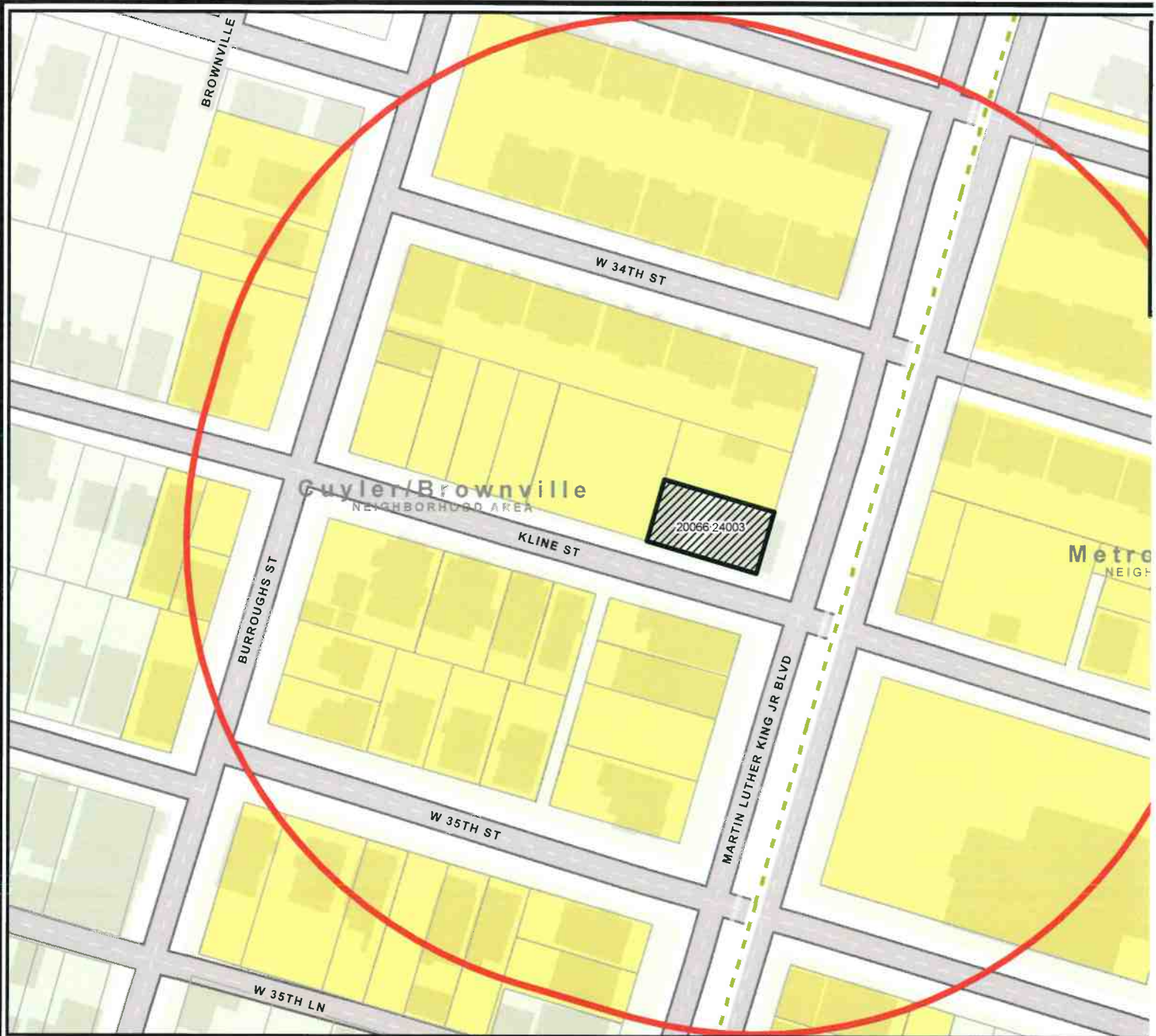
1 inch = 50 feet



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1 inch = 100 feet



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METRO
 110 E. STA