



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 23, 2024
TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: Zoning Map Amendment

PETITION REFERENCED:

Petitioner: Ellen Harris

Property Owner: James Silver

Address: 0 Williams Street

Alderman: District - 3 – Linda Wilder-Bryan

County Commission: District - 2– Malinda Scott Hodge

Property Identification Number: 20084 04012

Petition File No.: 24-003648-ZA-MAP

MPC ACTION:

The Planning Commission recommends **approval** of the request to rezone the subject parcel from an RSF-6 (Residential Single Family–6) district to a TC-1 (Traditional Commercial-1) zoning district with the following condition: 1) Development of the site shall be consistent with the conceptual plan submitted and reviewed in association with this Petition for a zoning map amendment. Future redevelopment of the site for any other TC-1 use shall require MPC review and approval of a General Development Plan. 2) A 'Type A' Buffer shall be installed along every property line where the townhome development adjoins a single-family residential parcel.

MPC STAFF RECOMMENDATION:

The MPC Staff recommends **approval** of the request to rezone the subject parcel from an RSF-6 (Residential Single Family–6) district to a TC-1 (Traditional Commercial-1) zoning district with the following condition: 1) Development of the site shall be consistent with the conceptual plan submitted and reviewed in association with this Petition for a zoning map amendment. Future redevelopment of the site for any other TC-1 use shall require MPC review and approval of a General Development Plan. 2) A 'Type A' Buffer shall be installed along every property line where the townhome development adjoins a single-family residential parcel.

MEMBERS PRESENT: 12

Dwayne Stephens	Jeff Notrica
Stephen Plunk	Joseph Ervin
Travis Coles- Vice Chair	Coren Ross
Karen Jarrett – Chairwoman	Michael Kaigler
Amanda Wilson	Traci Amick – (Virtual)
Laureen Boles	Tom Woiwode

PLANNING COMMISSION VOTE: Approve Staff Recommendation.
(11-0)

APPROVAL Votes: 11	DENIAL Votes: 0	ABSENT	ABSTAIN
Boles Coles Notrica Plunk Ervin Wilson Jarrett Kaigler Ross Stephens Woiwode		Melder Welch	Amick – Virtual Attendance



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, Planning and Urban Design



CHATHAM COUNTY-SAVANNAH
METROPOLITAN PLANNING COMMISSION “*Planning the
Future, Respecting the Past*”

STAFF REPORT

To: The City Council
From: The Planning Commission
Date: July 23, 2024
Subject: Zoning Map Amendment

Agent: Ellen Harris

Address: 0 William Street

PIN's: 20084 04012

Site Area: 0.27 acres

Aldermanic District: 3 - Linda Wilder-Bryan

Chatham County Commission District: 2 - Malinda Scott Hodge

File Number: 24-003648-ZA-MAP

Neighborhood/Subdivision: Dale Terrace/Olympus/Victory Square

Current Zoning District: RSF-6

Future Land Use (FLU) Category: Residential - General

Request: The Petitioner requests the rezoning of the subject parcel from an RSF-6 (Residential Single Family-6) district to an TC-1 (Traditional Commercial-1) to use the undeveloped land as townhouses.

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.

Neighborhood meeting: There is no active neighborhood organization in Dale Terrace/Olympus/Victory Square. However, the applicant met with Gigi Regolizio, the President of the adjacent Parkside Neighborhood Association, on June 18th, 2024.

Background: The subject parcel is currently undeveloped. Grayson Stadium is located about 300' west of the subject property. Historically the development pattern for the area was a mix of residential and commercial uses south of E Victory Drive. Previous studies conducted by MPC and CORE-MPO have suggested that the area surrounding the subject property is more suited to

establish a mix of traditional residential and neighborhood commercial uses in a walkable environment. The studies further found that the area requires a mix of housing types including missing middle housing (e.g., townhomes, stacked flats, multifamily, etc.) to increase the housing supply and serve a diverse range of people and to encourage the development of higher-density housing adjacent to traditional commercial uses. The future land use in the plan of these studies (appended to this document) suggests that the subject parcel be categorized as multi-family residential.

Zoning History: Nearby property at 2818 Bee Road was rezoned to TC-1 in support of residential development in 2020 ([19-006556-ZA](#)), as was the property directly across Williams Street (currently unaddressed) ([22-000444-ZA](#)).



0 Williams Street Aerial Map

Impact and Suitability

- 1. Transportation Network:** The site has 99.9 feet of frontage on Williams Street. It is likely that the parcel will be subdivided consistent with neighboring townhome developments to create individual parcels with a fourth shared parcel containing a common access driveway for the use of all future residents.

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 on Victory Drive which is about 500' North of the property. There are 2 bus stops within about 500' from the property along Victory Drive.
4. **Comprehensive Plan Land Use Element:** The Chatham County-Savannah Comprehensive Plan Future Land Use Map (FLUM) designates the subject property as Residential – General. These areas encompass a diverse array of housing options, such as multi-family dwellings, attached homes, small-lot single-family residences, and mixed-use developments with residential units on upper floors, all at densities exceeding 10 units per gross acre. This category also includes non-residential uses that harmonize with the neighborhood's residential character and scale.

The proposed rezoning of TC-1 is only allowed in FLUM designation of Traditional Commercial. The proposed rezoning is contingent upon a request to amend the FULM filed concurrently with the present rezoning request. If approved, the FLUM designation will change to 'Traditional Commercial.'

5. Existing RSF-6 Zoning District:

- a. **Intent of the RSF-6 District:** To preserve and establish areas for single-family detached homes on lots of at least 6,000 square feet, with a minimum lot width of 60 feet.
- b. **Allowed Uses:** RSF-6 district allows single-family detached housing as permitted use. For other uses please refer Sec 8.3.5.1.2 and Sec. 8.3.5.4. Principal Use Table of City of Savannah Code of Ordinances.
- c. **Development Standards:** The development standards for the RSF-6 district have been appended to the end of this report.

6. Proposed TC-1 Zoning District:

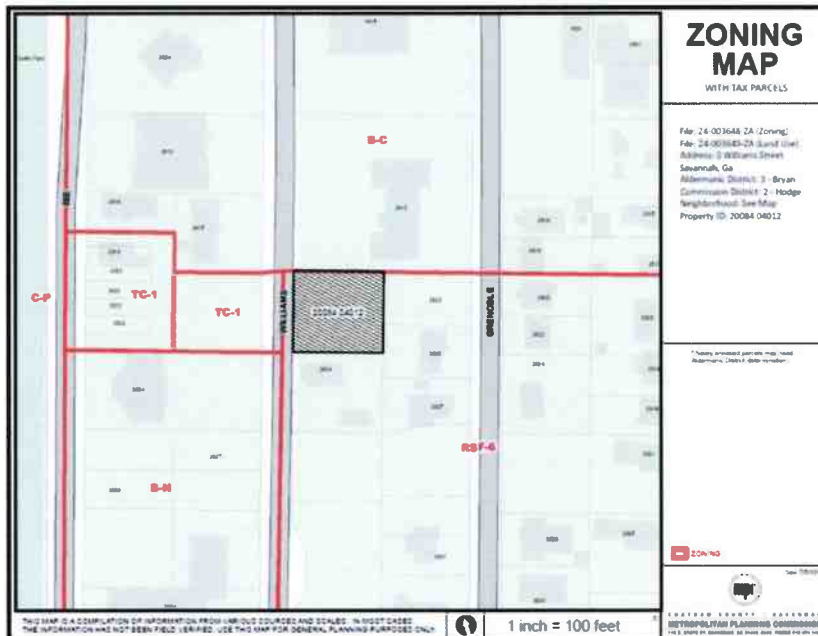
- a. **Intent of the TC-1 District:** The TC-1 district was established to ensure the vibrancy of historic mixed-use neighborhoods with traditional development patterns characteristic of Savannah during the streetcar and early automobile eras. The district provides for commercial areas that are developed at a mass and scale harmonious with nearby residential neighborhoods.
- b. **Allowed Uses:** The TC-1 district allows many residential uses including townhouses. For other uses please refer Sec 8.3.5.1.3 and Sec. 8.3.5.4. Principal Use Table of City of Savannah Code of Ordinances
- c. **Development Standards:** The development standards for the TC-1 district have been appended to the end of this report.

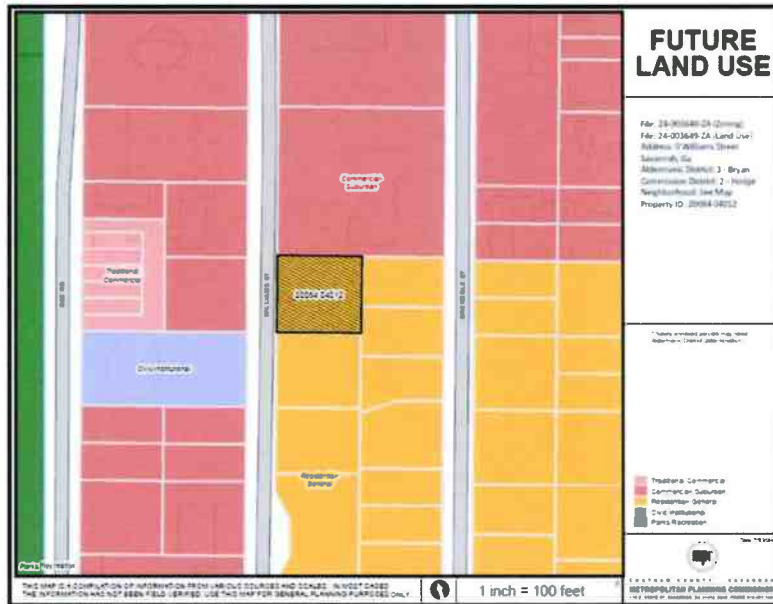
7. Development Pattern: The development pattern in the area is characterized as Urban Transitional. Urban Transitional character areas, feature automobile-oriented, suburban-style residences with access to urban amenities and public transit. They are also pedestrian-friendly, with active sidewalks, parks, and open spaces. These neighborhoods have significant redevelopment and infill development opportunities, particularly along corridors suitable for Transit-Oriented Development (TOD). This area features attached and detached residential properties as primary use, with commercial, civic, and institutional buildings as secondary uses, and a medium-high density of 6-20 units per acre.

The character area North of Victory Drive (about 600' North of the property) is Urban Core. The Urban Core character area in Savannah includes the Victorian and Streetcar Historic Districts and Eastside neighborhoods. It features a mix of single-family homes, mid-size multi-family buildings, and smaller neighborhood commercial properties. The area is walkable, with a well-connected sidewalk network and street grid. Buildings are typically 2-4 stories high with larger lot sizes than in the Urban Downtown. There are ample opportunities for infill and redevelopment, which should maintain walkable densities and be compatible with the community character. A variety of housing options can be used to accommodate diverse residents, including workers, students, small families, and seniors. This area features attached and detached residential properties and multi-family housing as primary uses, with secondary uses including commercial, mixed-use, civic, institutional buildings, and short-term rentals, and has a medium-high density of 6-20 units per acre.

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

Location	Land Use	Existing Zoning
North	Commercial Suburban	B-C
South	Residential General	RSF-6
East	Residential General	RSF-6
West	Commercial Suburban, Traditional Commercial and Civic/Institutional	TC-1 and B-N





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 RSF-6 only allows residential uses of single-family detached. It does not allow any multi-family residential uses or commercial uses, and the other uses are also limited. In contrast, proposed TC-1 zoning allows a range of residential uses including townhouses. Therefore, the TC-1 zoning corresponds more closely to the evolving pattern of densification and use intensification seen south of Victory between Daffin Park and the Truman. Care should be taken to ensure that as the area transitions, remaining low-density residential land users are adequately protected from the impact of new development.

- 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 permit the addition of new multifamily units, addressing the need in the City/County for additional housing.

b. Compatibility

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

MPC Comment: The number of additional residential units proposed is not expected to produce adverse impacts. Based on the concept plan provided, the proposed density is below the maximum that could be developed in the requested zoning district. The proposal is in keeping with new adjoining townhouse developments. Additionally, *NewZO* requires the installation of incompatible use buffers adjoining all existing single-family residential properties.

- 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 TC-1 zoning request corresponds more closely to the evolving pattern of densification and use intensification seen south of Victory Drive between Daffin Park and Truman Parkway.

- 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 Victory Drive corridor is experiencing growth in both commercial and residential development. The site's proximity to Grayson Stadium further contributes to the area's growth and densification.

A 2023 [Stadium Expansion Parking Study](#) conducted by MPC and sponsored by the City's Parking Services Department identified the area in which the subject parcel is located as 'under pressure.'

"The current land use is primarily a mix of multi-family and single-family residential north, south, and west of Daffin Park. The current land use to the east is a mix of multi-family and single-family residential, commercial, vacant commercial and residential, and institutional uses. Within the area east of the park, development pressure on remaining single-family (RSF-6) and institutional (OI-E) uses is likely to see conversion in years to come."



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: Yes, according to the Comprehensive Plan, the development pattern in the area is characterized as Urban Transitional that feature neighborhoods with significant redevelopment and infill development opportunities, particularly along corridors suitable for Transit-Oriented Development (TOD). These areas also feature attached and detached residential properties as primary use, with commercial, civic, and institutional buildings as secondary uses, and a medium-high density of 6-20 units per acre.

Additionally, research by MPC and CORE-MPO indicates that the vicinity around the subject property is ideal for a blend of traditional residential and neighborhood commercial uses within a walkable environment. Multiple local studies highlight the need for a variety of housing types, including "missing middle" housing such as townhomes, stacked flats, and multifamily units, to expand the housing supply and cater to a diverse population.

d. Reasonable Use

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

MPC Comment: The current RSF-6 zoning classification offers reasonable use for the subject property, although the site's adjacency to existing commercial uses and the evolving pattern of development in the area make the cost of its acquisition for single-family home development unlikely.

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.

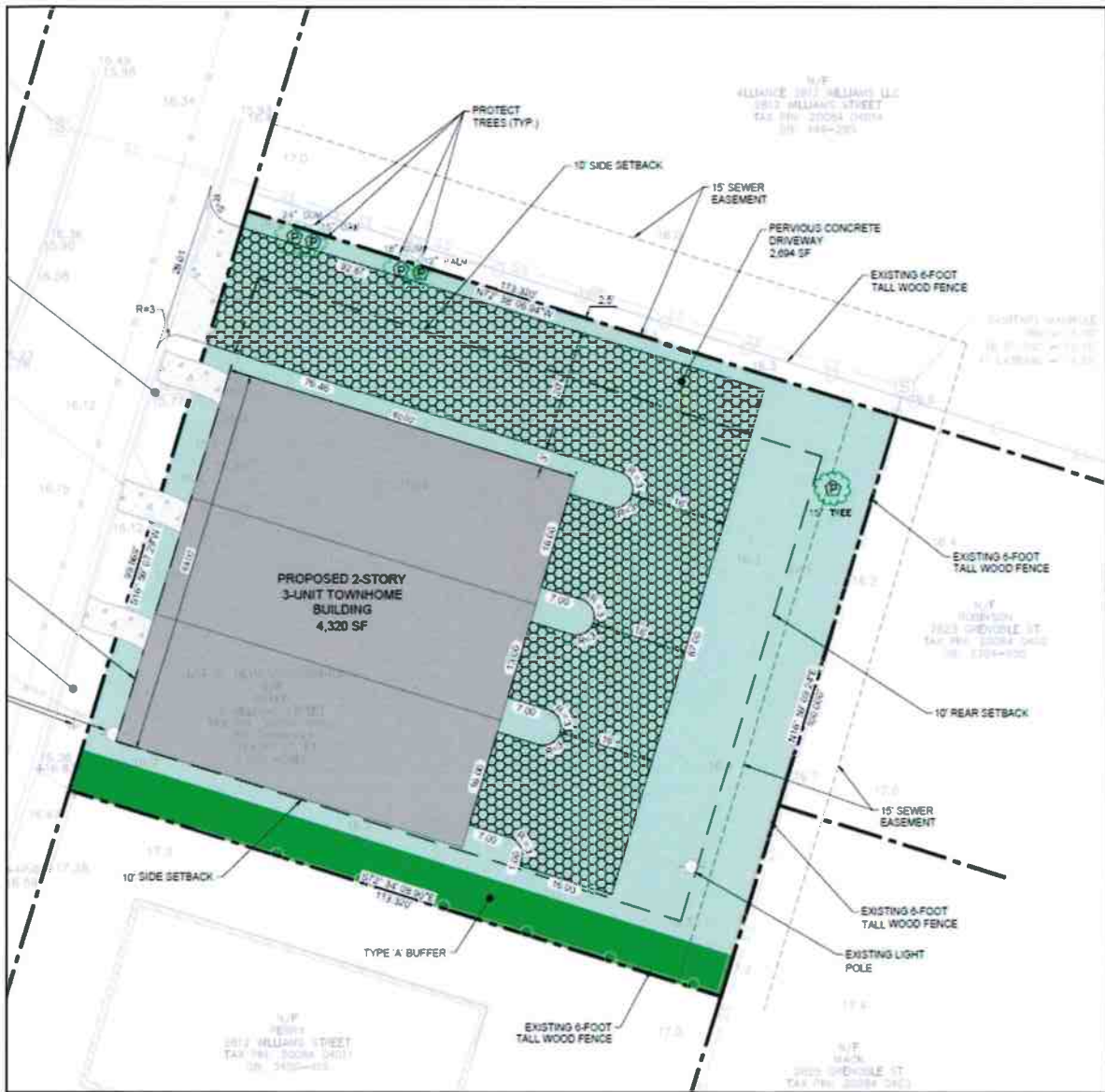
MPC Comment: Adequate water, stormwater, sewer services, schools, public safety and emergency facilities, road, ingress and egress, and parks are available.

f. Proximity to a Military Base, Installation or Airport

MPC Comment: The property is not within range of a military installation.



Development underway in vicinity of Grayson Stadium



Recommendation

Based upon findings and evaluation, The Planning Commission recommends **approval** of the request to rezone the subject parcel from an RSF-6 (Residential Single Family–6) district to a TC-1 (Traditional Commercial-1) zoning district with the following condition:

- 1) Development of the site shall be consistent with the conceptual plan submitted and reviewed in association with this Petition for a zoning map amendment. Future redevelopment of the site for any other TC-1 use shall require MPC review and approval of a General Development Plan.
- 2) A 'Type A' Buffer shall be installed along every property line where the townhome development adjoins a single-family residential parcel.