



CHATHAM COUNTY - SAVANNAH

1733 - 2033

Tricentennial Plan

Comprehensive Plan Map Amendment

SUMMARY

Date: May 5, 2009

MPC File Number: Z-090403-32760-2

Location of Property

The property is located on the southeast corner of Habersham and Gwinnett Streets. The address of the property is 800 Habersham Street.

Size of Property

0.61 acres

Current Land Use Classification

Traditional Commercial

Proposed Land Use Classification

Traditional Neighborhood

Reason for proposed Land Use Amendment

The owner is proposing to develop a multi-family residential structure on the subject property. Although multi-family residential use is allowed in the Traditional Commercial classification, a change to the Traditional Neighborhood classification is more appropriate since the focus is primarily on residential use.

What land use goal would be most adversely affected by the proposed change?

None of the land use goals would be adversely affected by the proposed change.

What land use goal would be most positively affected by the proposed change?

Housing – Objective 1: Reduce negative neighborhood images...
Strategy b: Develop and provide incentives to renovate old buildings for supportive neighborhood use and affordable housing.

Are the providers of utilities/transportation in favor of the proposed change?

Yes.

Recommendation

APPROVAL of an amendment to the Future Land Use Map to change this property from the Traditional Commercial classification to the Traditional Neighborhood classification.



METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

To: Metropolitan Planning Commission

From: MPC Staff

Date: May 5, 2009

Subject: Comprehensive Plan Amendment in conjunction with the proposed
800 Habersham Street Zoning
MPC File No. Z-090403-32760-2

- 1. Describe how the amendment is consistent with the overall intent of the Comprehensive Plan.** The following are the policies for future development as listed in the Tricentennial Land Use Plan. With each is a statement as to how the proposed land use change does or does not comply with the policy.

Proposed Development Category (Land Use): Traditional Neighborhood

- a. Appropriate Land Uses:** Provide for stable, residential development patterns...Provide for limited amounts of commercial uses within traditional neighborhoods.
The subject property is adjacent to both non-residential (commercial) and residential uses. The uses that would be allowed in the proposed land use category include housing and commercial uses that would serve those nearby residential uses.
- b. Characteristics to Encourage:** Encourage neighborhood-serving businesses to locate on corner lots or along commercial corridors that are within walking distance of residential areas.
The property, bounded by two arterial roadways and a collector street, is adjacent to existing commercial development. The uses proposed are at a neighborhood scale.
- c. Characteristics to Discourage:** Discourage commercial intrusion into residential block interiors. Discourage large-scale commercial uses that are incompatible with adjacent residential uses.
The proposed project and subsequent plan amendment will remove a large commercial intrusion into a mostly residential area.
- d. Methods to Enhance Community Character:** Enhance opportunities for small business and affordable housing...
The proposed project will provide an additional housing choice for area residents.

2. What specific goals and strategies of the Comprehensive Plan will the proposed amendment address?

Section 5.4 Housing – Objective 1: Reduce negative neighborhood images...

Strategy b: Develop and provide incentives to renovate old buildings for supportive neighborhood use and affordable housing.

3. Will the amendment alter the land use pattern in the surrounding area? How?

The proposed amendment will not significantly alter the land use pattern in the immediately surrounding area. The prevailing development pattern in the area is residential with a mix of commercial uses scattered throughout.

4. How does the amendment benefit the entire community?

The proposed development offers a different housing choice to the community.

5. If the amendment requires a greater expenditure of public funds for improvements to roads and utilities how will the public benefit directly from such expenditures?

Water and sewer services are already available in this area. No road improvements are anticipated.

6. How will the amendment contribute to the preservation and enhancement of the environment?

It is likely that redevelopment of the project site will result in an increase in open, green space.

7. How will the amendment contribute to preservation and enhancement of historic and cultural resources?

The proposed project seeks to reestablish housing on a site where housing historically was located.

8. How will the amendment contribute to the economic development of the community?

The proposed amendment will allow for a level of development that will be compatible with and serve the surrounding community.

9. How will the amendment contribute to the health and safety of the community?

The proposed amendment will not negatively affect the health and safety of the community.