

PROPERTY INFORMATION

| | |
|-------------------------|---|
| ADDRESS | Portion of Parcel 036.10 & Portion of Parcel 039.50 |
| DISTRICT | 07 |
| OVERLAY DISTRICT | N/A |
| EXISTING ZONING | B-3 (Highway-Oriented Business District) |
| PROPOSED ZONING | PD (Planned Development District) |
| ACRES | Rezone Site 5.25 acres +/- |
| EXISTING USE | Vacant |
| PROPOSED USE | Residential |

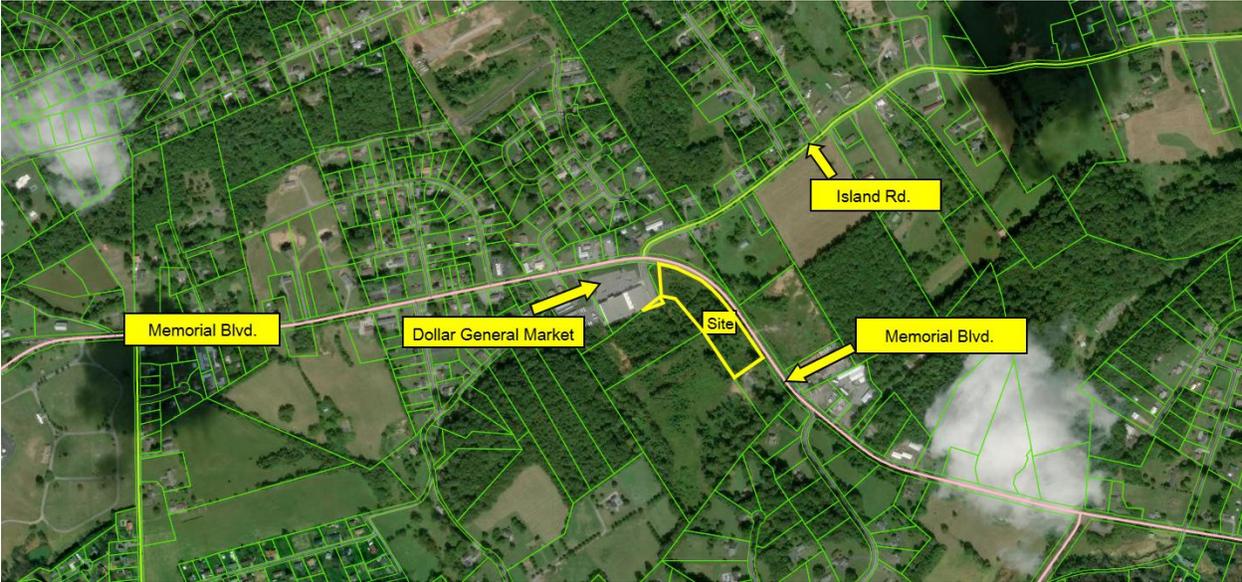
PETITIONER

ADDRESS **1 Potters Lane, Savannah, Georgia 31411**

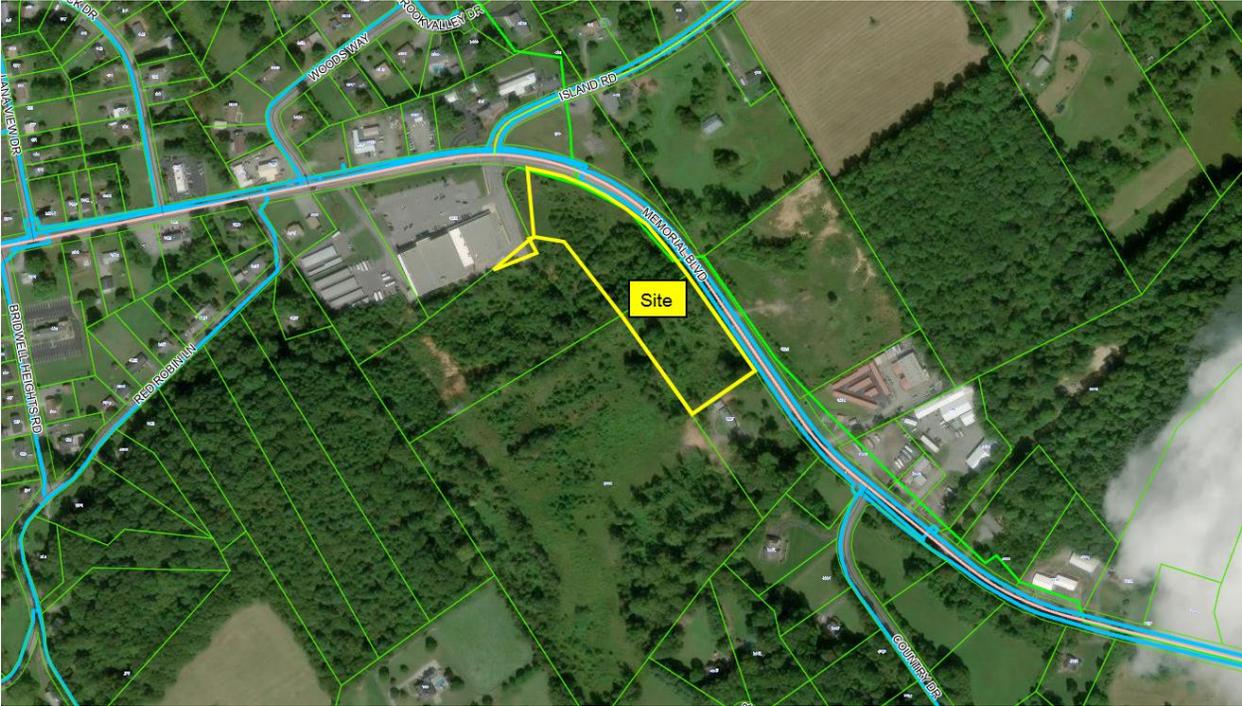
INTENT

To rezone from B-3 (Highway-Oriented Business District) to PD (Planned Development District) to accommodate future residential development.

Vicinity Map



Aerial



View from Site Facing Memorial Blvd. (East)



View of Site from Indian Springs Shopping Center



View of Site from Memorial Blvd.



View from Site Facing Memorial Blvd.



View of Site from Indian Springs Shopping Center



Kingsport Regional Planning Commission

Rezoning Report

File Number REZONE25-0309

Existing Zoning/ Land Use Table

| Location | Parcel / Zoning Petition | Zoning / Name | History Zoning Action Variance Action |
|-----------|-----------------------------|---|---|
| North | 1 | <u>Zone: County R-1</u> Use: single-family | |
| Northeast | 2 | <u>Zone: City B-3</u> Use: single-family | |
| East | 3 | <u>Zone: County B-3</u> Use: vacant | |
| Southeast | 4 | <u>Zone: County R-1</u> Use: single-family | |
| South | 5 | <u>Zone: City PD</u> Use: vacant | |
| Southwest | 6 | <u>Zone: County</u> Use: commercial | |
| West | 7 | <u>Zone: City B-3</u> Use: commercial | |

Standards of Review

Planning Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 5, below, as well as any other factors it may find relevant.

- 1. Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby Property?** Yes. The proposed Planned Development zoning permits a residential use that is compatible with the surrounding development, which includes established residential zoning in both the city and county.
- 2. Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** No. The proposed PD zoning is not expected to adversely affect adjacent or nearby properties. In fact, the rezoning will reduce the potential for land use conflicts compared to the existing B-3 classification. The PD district allows site-specific development standards related to density, layout, access, open space, and buffering, ensuring that the development is designed to protect the character, privacy, and usability of surrounding residential properties, including those located within the county.
- 3. Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** While the property may have reasonable economic use under the existing B-3 zoning, that zoning classification is less appropriate given the site's proximity to established residential development and its split-zoned condition. The proposed PD zoning provides a reasonable and economically viable alternative that better reflects existing conditions, allows for cohesive development of the site as a single zoning district, and supports a residential use that is more compatible with the surrounding area.
- 4. Whether the proposal is in conformity with the policies and intent of the land use plan?** The proposed PD rezoning is consistent with land use policies that promote compatibility, appropriate land use transitions, and protection of established residential neighborhoods. The PD district allows site-specific standards tailored to the surrounding residential context. Notably, the proposed Future Placetype Map designates the area as Compact Neighborhood, which support a variety of housing types, including small-lot single-family detached homes, patio homes, townhomes, and duplexes,

Proposed use: Residential Development

The Future Placetype Map recommends compact neighborhood.

5. **Whether there are other existing or changed conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposal?** Yes. Several conditions support approval of the proposed rezoning. The site is currently split-zoned, and rezoning to PD will eliminate zoning inconsistencies and allow the property to be developed in a unified and orderly manner. Rezoning the property to a Planned Development district will better align the site with its surroundings and promote compatible, well-designed development.

Zoning Development Plan (A Full Size Copy Available for Meeting)

A zoning development plan is not included with this request, as it is not required for rezoning to the Planned Development (PD) District. Submission and approval of a zoning development plan by the Planning Commission will be required prior to any construction.

CONCLUSION

Staff recommends sending a positive recommendation to rezone from B-3 to PD, based on the proposal's compatibility with surrounding City and County residential zoning districts.