



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: **DECEMBER 12, 2017**

TO: **THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH**

FROM: **METROPOLITAN PLANNING COMMISSION**

SUBJECT: **MPC RECOMMENDATION**

PETITION REFERENCED:

PETITION OF JJI, INC, OWNER
ATTORNEY HAROLD B. YELLIN, AGENT
10421 & 10501 ABERCORN ST. AND 207, 210, & 215 MAGNOLIA AVE.
PIN: 2-0648-02-028 & 036 AND 2-648-03-010, 11, 012, & 013
SITE AREA: 6.27 ACRES (APPROXIMATELY)
ALDERMANIC DISTRICT 6: TONY THOMAS
COUNTY COMMISSION DISTRICT 5: TABITHA A. ODELL
FILE NO. Z-006664-ZA

MPC ACTION:

Approval of the petitioner's request to rezone properties identified as 10421 and 10501 Abercorn Street and 207, 210, and 215 Magnolia Avenue (PIN: 2-0648-02-028 & 036 AND 2-648-03-011, 012, & 013) from PUD-B-C (Planned Unit Development – Community Business); PUD-IS-B (Planned Unit Development-Institutional); and, P-I-P (Planned Institutional Professional) classifications to a B-C (Community Business) classification.

MPC STAFF RECOMMENDATION:

Approval of the petitioner's request to rezone properties identified as 10421 and 10501 Abercorn Street and 207, 210, and 215 Magnolia Avenue (PIN: 2-0648-02-028 & 036 AND 2-648-03-011, 012, & 013) from PUD-B-C (Planned Unit Development – Community Business); PUD-IS-B (Planned Unit Development-Institutional); and, P-I-P (Planned Institutional Professional) classifications to a B-C (Community Business) classification.

MEMBERS PRESENT: 8 + Chairman

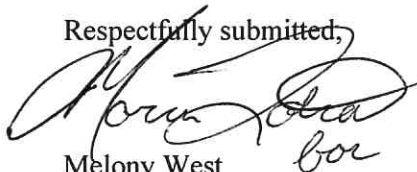
James Overton, Chairman
Shedrick Coleman
Travis Coles
Ellis Cook
Karen Jarrett
Lacy Manigault

Linder Suthers
Tom Woiwode

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

APPROVAL Votes: 9	DENIAL Votes: 0	ABSENT
Overton Cook Coleman Coles Jarrett Manigault Milton Suthers Woiwode		Ervin Hernandez Mackey Smith Welch

Respectfully submitted,


Melony West
Interim Executive Director

/jh

Enclosure

cc Luciana Spracher, Interim Clerk of Council
Brooks Stillwell, City Attorney
Lester B. Johnson, Assistant City Attorney
Jennifer Herman, Assistant City Attorney
Beth Barnes, Department of Inspections

D.P.



Chatham County - Savannah Metropolitan Planning Commission

December 12, 2017 Regular MPC Meeting

Title

D4 - ZONING MAP AMENDMENT | 10421 & 10501 Abercorn St. and 207, 210, & 215 Magnolia Ave. | Rezoning from PUD-B-C, PUD-IS-B, and, P-I-P to a B-C classification | File Number 17-006664-ZA

Description

Petition of JJL, Inc., Owner

Attorney Harold B. Yellin, Agent

10421 & 10501 Abercorn St. and 207, 210, & 215 Magnolia Ave.

PIN: 2-0648-02-028 & 036 AND 2-648-03-011, 012, & 013

Site Area: 6.27 ACRES (Approximately)

Aldermanic District 6: Tony Thomas

County Commission District 3: Tabitha A. Odell

File Number: Z-006664-ZA

Gary Plumbley, MPC Project Planner

The petitioner is requesting approval of a zone map amendment to rezone a 6.27 acre site from its current PUD-B-C (Planned Unit Development – Community Business); PUD-IS-B (Planned Unit Development-Institutional); and, P-I-P (Planned Institutional Professional) classifications to a B-C (Community Business) classification to allow Use 52/52(d) automobile and truck sales with associated ancillary uses.

Recommendation

The MPC staff recommends **Approval** of the petitioner's request to rezone properties identified as 10421 and 10501 Abercorn Street and 207, 210, and 215 Magnolia Avenue (PIN: 2-0648-02-028 & 036 AND 2-648-03-011, 012, & 013) from PUD-B-C (Planned Unit Development – Community Business); PUD-IS-B (Planned Unit Development-Institutional); and, P-I-P (Planned Institutional Professional) classifications to a B-C (Community Business) classification.

Contact

Financial Impact

Review Comments

Attachments

☞ [Staff Report 17-006664-ZA Magnolia at Abercorn.pdf](#)

☞ [Maps and Concept Plan.pdf](#)



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

TO: MAYOR AND ALDERMEN

FROM: METROPOLITAN PLANNING COMMISSION

DATE: DECEMBER 12, 2017

**SUBJECT: PETITION OF JJL, INC, OWNER
ATTORNEY HAROLD B. YELLIN, AGENT
10421 & 10501 ABERCORN ST. AND 207, 210, & 215 MAGNOLIA AVE.
PIN: 2-0648-02-028 & 036 AND 2-648-03-010, 11, 012, & 013
SITE AREA: 6.27 ACRES (APPROXIMATELY)
ALDERMANIC DISTRICT 6: TONY THOMAS
COUNTY COMMISSION DISTRICT 5: TABITHA A. ODELL
GARY PLUMBLEY, MPC PROJECT PLANNER
FILE NO. Z-006664-ZA**

ISSUE:

Rezoning from PUD-B-C (Planned Unit Development – Community Business); PUD-IS-B (Planned Unit Development-Institutional); and, P-I-P (Planned Institutional Professional) classifications to a B-C (Community Business) classification to allow Use 52/52(d) automobile and truck sales with associated ancillary uses.

Notice:

As required, mailed notice of the proposed zoning map amendment was sent to all property owners within 300 feet of the subject property. Zoning notification signs were also posted on the site along Abercorn Street and Magnolia Avenue. The subject property is located within the Magnolia Gardens Subdivision. However, there is no known property owners association within close proximity of the subject site. However, a courtesy notification was sent to the Wilshire Estates Neighborhood Association. Also, the owner and engineer for the proposed redevelopment have met with the spokesman for the residential houses west of the subject site to discuss the proposed rezoning and redevelopment. The residents want to be sure the proposed rezoning and redevelopment provides adequate protection to their properties. Both parties agreed to meet again and determine the specifics of the protection plan.

Background:

1. **Zoning History/Existing Development Pattern:** There have been no properties rezoned in the immediate vicinity within the last 15 years with the exception of: 1) The properties located on both sides of Wilshire Road at its intersection with Abercorn Street were rezoned

from R-6 to PUD-IS-B and P-B-N on September 1, 2005 (File Number Z-050602-59821-2); 2) The property located at 130 Tibet Avenue was rezoned from R-M-25 to P-R-I-P on November 9, 2006 (File Number Z-060914-56835-2); and, 3) The properties located at 215 and 223 Magnolia Avenue were rezoned from R-6 to PUD-IS-B on June 21, 2007 (File Number Z-070328-36628-2). These properties will remain PUD-IS-B although both will be part of the redevelopment plan.

2. All properties requested to be rezoned are presently being used as a new car dealership, a used car sales facility, an automobile repair facility, a new and used car inventory lot, two vacant residential structures, and a small retail strip mall. These developments were existing and with the exception of the small retail strip mall and the two vacant residential structures, were expanded when three of the subject properties were rezoned in 2007.

Facts and Findings:

1. The subject properties are located on the west side of Abercorn Street north of Magnolia Avenue and both sides of Magnolia Avenue west of Abercorn Street. The subject site presently consists of five parcels with a combined acreage of approximately 6.27 acres. There are six properties located along Magnolia Avenue west of the petitioned properties as well as two properties to be included in the redevelopment plan. Three of the six properties are each occupied by a single-family structure and the remaining three properties are vacant. The adjacent land uses and zoning districts surrounding the subject property include:

<u>Location</u>	<u>Land Use</u>	<u>Zoning</u>
North	Auto Repair Facility	B-C
	Two Furniture Stores	B-C
	Undeveloped Parcel	B-C
	Mini-Storage Warehouse	B-C
	Bowling Alley	B-C
South	Auto Car Wash	P-R-B-1 [1]
	Single Family Residential	R-6 [2]
East	Two Banks	I-P
	Offices	I-P
West	Single Family (part of redevelopment)	PUD-IS-B [3]
	Undeveloped Parcels	R-6
	Single Family	R-6

[1] P-R-B-1 – Planned Residential Business

[2] R-6 – Single Family Residential

[3] PUD-IS-B – Planned Institutional Professional less than 3 acres in size

2. **Transportation Network:** According to the Georgia Department of Transportation (GDOT), Abercorn Street is a major arterial roadway. GDOT identifies 29,200 vehicle trips each day as the average annual traffic count on Abercorn Street. Magnolia Avenue is classified as a minor residential street and there are no available traffic counts.

3. **Chatham Area Transportation (CAT):** The subject site is served by Chatham Area Transit Route 14 (Abercorn Local). The nearest bus stop is at the intersection of Abercorn Street and Tibet Avenue which is approximately 500 feet north of the subject site.
4. **Public Services and Facilities:** The property is served by the Metropolitan Police Department, City fire protection and by City water and sewer services.
5. **Land Use Element:** The Comprehensive Plan Future Land Use Map (FLUM), adopted in 2016, designates the subject property as Suburban Commercial. The proposed rezoning would be consistent with the FLUM designation
6. **Existing PUD-B-C Zoning District:**
 - a. ***Intent of the PUD-B-C District:*** The PUD-B district is “a planned, multi-use development classified as a neighborhood, community, or regional shopping business center or waterfront urban center, pursuant to the designations identified in subsection (c) of this section. A development which will consist of only a single use is not permitted within a PUD-B district.”
 - b. ***Allowed Uses:*** The uses allowed within the PUD-B-C district appear in the attached chart.
 - c. ***Development Standards:*** The development standards for the PUD-B-C district appear in the attached table (Table 1).
7. **Existing P-I-P Zoning District:**
 - a. ***Intent of the P-I-P District:*** The intent of the P-I-P district is “a planned, multi-use development classified as a neighborhood, community, or regional shopping business center or waterfront urban center, pursuant to the designations identified in subsection (c) of this section. A development which will consist of only a single use is not permitted within a PUD-B district.”
 - b. ***Allowed Uses:*** The uses allowed within the PUD-B-C district appear in the attached chart.
 - c. ***Development Standards:*** The development standards for the PUD-B-C district appear in the attached table (Table 1).
8. **Existing PUD-IS-B Zoning District:**
 - a. ***Intent of the PUD-B District:*** The Zoning Ordinance does not provide an intent statement for the PUD-IS-B district. However the definition states, in part, that “Under this district, institutional, professional or office development, and residential townhouses, apartment row houses, and/or condominium units shall be permitted on a lot or tract of land consisting of less than three (3) acres. The net dwelling unit density for this zone shall be established at the time of rezoning...” In essence, this district serves as a transitional zone between residential areas and more intensive commercial areas.

- b. ***Allowed Uses:*** A list of the allowed PUD-IS-B uses is attached. The list includes “other uses” (i.e., special uses) that can be approved by the Mayor and Aldermen.
- c. ***Development Standards:*** The development standards for the PUD-B-C district appear in the attached table (Table 1).

9. **Proposed B-C Zoning District:**

- a. ***Intent of the B-C District:*** The intent of the B-C district is “to provide community shopping facilities consisting of a wide variety of sales and service facilities and locations that will be accessible to a market area containing from 35,000 to 70,000 people.”
- b. ***Allowed Uses:*** The uses allowed within the BC districts appear in the attached chart.
- c. ***Development Standards:*** The development standards for the BC district appear in the attached table (Table 1).

ADDITIONAL REVIEW CRITERIA:

The following criteria are to be considered for zoning map amendments as required by Zoning Ordinance Sec. 8-3183:

1. Will the proposed zoning district permit uses that would create traffic volumes, noise level, odor, airborne particulate matter, visual blight, reduce light or increased density of development that would adversely impact the livability or quality of life in the surrounding neighborhood?

Yes ___ No X

2. Will the proposed zoning district permit uses that would adversely impact adjacent and nearby properties by rendering such properties less desirable and therefore less marketable for the type of development permitted under the current zoning?

Yes ___ No ___ Possibly X

(The approval of the requested B-C zoning district could adversely impact the westernmost adjacent properties unless specific buffering elements are provided in conjunction with the redevelopment plan. The applicant and owner are reaching out to the adjacent residential properties to come up with an agreed upon redevelopment plan so as to preserve the residential integrity of the existing residentially zoned properties.)

3. Will the proposed zoning district permit uses that would generate a type or mix of vehicular traffic on a street or highway that is incompatible with the type of land use development along such street or highway?

Yes ___ No X

(The subject site is presently being used as a car dealership and repair facility.)

4. Will the proposed zoning district permit uses that would generate greater traffic volumes at vehicular access points and cross streets than is generated by uses permitted under the current zoning district to the detriment of maintaining acceptable or current volume capacity (V/C) ratio for the streets that provide vehicular access to the proposed zoning district and adjacent and nearby properties?

Yes ___ No X

5. Will the proposed zoning district permit uses or scale of development that would require a greater level of public services such as drainage facilities, utilities, or safety services above that required for uses permitted under the current zoning district such that the provision of these services will create financial burden to the public?

Yes ___ No X

6. Will the proposed zoning district permit uses or scale of development that would adversely impact the improvement or development of adjacent and nearby properties in accordance with existing zoning regulations and development controls deemed necessary to maintain the stability and livability of the surrounding neighborhood?

Yes ___ No ___ Possibly X

(See comments for number 2)

7. Will the proposed zoning district permit development that is inconsistent with the comprehensive land use plan?

Yes ___ No X

ALTERNATIVES:

1. Approve the petitioner's request to rezone the subject parcels from PUD-B-C, PUD-IS-B, and, P-I-P classifications to a B-C classification.
2. Approve the petitioner's request to rezone one parcel from an R-6 classification to a PUD-IS-B classification including a special use for ancillary uses for a car dealership.
3. Approve an alternative zoning classification

POLICY ANALYSIS:

The proposed rezoning would be consistent with the Savannah Comprehensive Future Land Use Plan. Rezoning the subject site consisting of five properties property to incorporate several zoning districts into a unified district is appropriate. This will allow the redevelopment of the new and used car dealership to expand in accordance with development standards applicable to a single zoning district instead of varying development standards. Also, the requested rezoning to facilitate the redevelopment of the existing commercial development will allow the opportunity to implement

safeguards as agreed to by the owner/developer and the adjacent residential property owners to protect the rural residential area from undesirable development.

RECOMMENDATION:

The Metropolitan Planning Commission recommends **Approval** of the petitioner's request to rezone properties identified as 10421 and 10501 Abercorn Street and 207, 210, and 215 Magnolia Avenue (PIN: 2-0648-02-028 & 036 AND 2-648-03-011, 012, & 013) from PUD-B-C (Planned Unit Development – Community Business); PUD-IS-B (Planned Unit Development-Institutional); and, P-I-P (Planned Institutional Professional) classifications to a B-C (Community Business) classification.

List of Uses				
	PUD-B-C	PUD-IS-B	P-I-P	B-C
Minimum Lot Area	Residential: 6,000 sq. ft. Nonresidential: 3 Acres	N/A Less than 3 Acres	1,800 SF 6,000 SF	1,800 SF None
Minimum Lot Width	Residential: 60 ft. Nonresidential: 60 ft.	N/A	Residential 18 ft.	Residential 18 ft.
Front Yard Setback	35 ft. Arterial 30 ft. Collector and Minor	35 ft. Arterial 30 ft. Collector and Minor	85 ft. CL Arterial 70 ft. CL Sec. Arterial 60 ft. CL Collector 50 ft. Minor	85 ft. CL Arterial 70 ft. CL Sec. Arterial 60 ft. CL Collector 50 ft. Minor
Minimum Side Yard Setback	100 ft. Buildings: 50 ft. Parking	100 ft. Buildings: 50 ft. Parking	Residential 5 ft. Nonresidential 5ft.	None
Minimum Rear Yard Setback	100 ft. Buildings: 50 ft. Parking	100 ft. Buildings: 50 ft. Parking	Residential 25 ft. Nonresidential 5 ft.	None
Maximum Height	As approved by MPC	As approved by MPC	Residential 40 ft. Nonresidential 50 ft.	35 ft.
Maximum Building Coverage	Residential: 35% Nonresidential: None	As approved by MPC	Residential 40% Nonresidential 50%	None