



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:** OCTOBER 9, 2018  
**TO:** THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH  
**FROM:** METROPOLITAN PLANNING COMMISSION  
**SUBJECT:** MPC RECOMMENDATION

**PETITION REFERENCED:**

**Petition to Rezone Property**  
**Jay Jalaram, Owner**  
**Harold Yellin, Agent**  
**2714 Montgomery Street**  
**Aldermanic District: 5 (Shabazz)**  
**County Commission District: 5 (Odell)**  
**Property Identification Numbers: 2-0074-27-021**  
**File No. 18-005020-ZA**

**MPC ACTION:**

**Denial** of the requested rezoning to RIP-D and approval a rezoning to the TC-2 district in conjunction with amendments to Article K (MPC File No. 18-005583).

**MPC STAFF RECOMMENDATION:**

**Denial** of the requested rezoning to RIP-D and approval a rezoning to the TC-2 district in conjunction with amendments to Article K (MPC File No. 18-005583).

**MEMBERS PRESENT:** 11 + Chairman

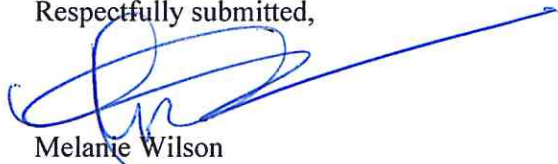
Joseph Ervin, Chairman  
Thomas Branch  
Travis Coles  
Ellis Cook  
Roberto Hernandez  
Karen Jarrett  
Lacy Manigault  
Tanya Milton  
Eula Parker

Lee Smith  
Linder Suthers  
Tom Woiwode

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

<b>APPROVAL</b> Votes: 12	<b>DENIAL</b> Votes: 0	<b>ABSENT</b>
Ervin Branch Cook Coles Hernandez Jarrett Manigault Milton Parker Smith Suthers Woiwode		Noha Welch

Respectfully submitted,



Melanie Wilson  
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



## Chatham County - Savannah Metropolitan Planning Commission

---

### October 9, 2018 Regular MPC Meeting

#### Title

REZONING MAP AMENDMENT | 2714 Montgomery Street | Rezone from B-C (Community - Business) and B-N (Neighborhood - Business) to P-RIP-D (Residential - Medium Density) | Fil No. 18-005020-ZA

#### Description

**Petition to Rezone Property**

**Jay Jalaram, Owner**

**Harold Yellin, Agent**

**2714 Montgomery Street**

**Aldermanic District: 5 (Shabazz)**

**County Commission District: 5 (Odell)**

**Property Identification Numbers: 2-0074-27-021**

**File No. 18-005020-ZA**

**Marcus Lotson, MPC Project Planner**

#### Recommendation

Staff recommends **denial** of the request to rezone and **approval** of an alternative zoning.

#### Contact

#### Financial Impact

#### Review Comments

#### Attachments

- 📎 [Maps.pdf](#)
- 📎 [B-C District Allowed Uses.pdf](#)
- 📎 [Staff Report-18-005020-ZA-MAP.pdf](#)
- 📎 [Permitted Uses in the BN.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:** The Mayor and Aldermen, City of Savannah

**FROM:** The Planning Commission

**DATE:** October 9, 2018

**SUBJECT:** Petition to Rezone Property  
Jay Jalaram, Owner  
Harold Yellin, Agent  
2714 Montgomery Street  
Aldermanic District: 5 (Shabazz)  
County Commission District: 5 (Odell)  
Property Identification Numbers: 2-0074-27-021  
File No. 18-005020-ZA

Marcus Lotson, MPC Project Planner

**REPORT STATUS:** Initial Report

**Issue:**

A request to rezone property at 2714 Montgomery Street from the BC (Community Business) and BN (Neighborhood - Business) zoning classification to the P-RIP-D (Planned Residential – Medium Density) zoning classification.

**Background:**

The subject property is an existing commercially developed lot at the southeast corner of the intersection of Victory Drive and Montgomery Street. It is approximately .66 acres in size and the operations on site include convenience retail, trailer rental and packaged alcohol sales. Historically, the building was also used as a service station and existed prior to zoning in the City of Savannah.

**Facts and Findings:**

1. **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. The property is in the vicinity of the Bingville, Cann Park, Ardsley / Chatham Crescent, Metropolitan and Thomas Square neighborhoods. Public notice

was also posted in various locations around the site.

2. **Existing Zoning and Development Pattern:** The land uses and zoning districts surrounding the subject site include:

<u>Location</u>	<u>Land Use</u>	<u>Zoning</u>
North	Commercial	TC-2(Mid-City) [1]
South	Residential	I-L [2]
West	Commercial	B-C [3]
East	Civic / Commercial	R-B; I-L [4]

- [1] Traditional Commercial  
[2] Light Industrial  
[3] Community Business  
[4] Residential Business; Light Industrial

3. **Existing 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.

4. **Existing B-N Zoning District**

- a. **Intent of the Neighborhood Business District:** “The purpose of this district shall be to provide convenient shopping facilities consisting of convenience goods and personal services in neighborhood market areas of from 3,000 to 5,000 people”.
- b. **Allowed Uses:** The uses allowed within the BN districts appear in the attached chart.
- c. **Development Standards:** The development standards for the BN district

appear in the attached table.

5. **Proposed P-RIP-D Zoning District:**

- a. **Intent of the RIP-D District:** The intent of the RIP-D district is “to stabilize land use intensity in RIP-D zoning districts to not more than 100 dwelling units per gross acre of residential land. Such districts are intended to be located so as to provide transitional areas between residential uses and more intensive uses and/or districts.” (For Residential Dormitories, a maximum of 150 dwelling units per acre is permitted.)
- b. **Development Standards:** The development standards for the RIP-D district appear in the attached Table 1.
- c. **Allowed Uses:** The uses allowed within the RIP-D district appear in attached Table.

6. **Land Use Element:** The Chatham County-Savannah Comprehensive Plan Future Land Use Map designates the subject property as Traditional Commercial. The traditional Commercial Designation is defined as “Business areas in close proximity to downtown or in outlying historically settled areas having development patterns characteristic of the Planned Town, Streetcar, and Early Automobile eras. This category includes residential uses that are compatible with the character of adjacent neighborhoods.”

7. **Public Services and Facilities:** The property is served by the Savannah Police Department, City of Savannah fire protection and by City of Savannah water and sanitary sewer.

8. **Transportation Network:** The subject property is bounded by Victory Drive, a major arterial street under the jurisdiction of the Georgia Department of Transportation, Barnard Street and West 44<sup>th</sup> Street where vehicle access occurs.

**SUMMARY OF FINDINGS**

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 X

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

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 X

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 as presented.
2. Deny the petitioner's request.
3. Deny the petitioner's request and approve and staff alternative.

**POLICY ANALYSIS:**

The petitioner is requesting to rezone property that is currently developed with a number of commercial uses but is deficient in many ways from the standpoint of meeting the development standards that would be applied to a new use today. The proposed rezoning was filed in conjunction with two other requests to rezone properties to the east between the subject property and Bull Street, File Nos. 18-004742-ZA and 18-004740-ZA. The intent of these rezoning requests is to provide an avenue for the development of residence halls and other uses associated with the Savannah College of Art and Design. Staff found that due to the scale of the project, a more feasible alternative would be to include all the properties submitted for rezoning into the Mid City district and propose amendments relevant to certain properties but not Mid City at large.

**RECOMMENDATION:**

The proposed RIP-D zoning district is not compatible with the surrounding context and would not typically be found at this particular location. Due to the alternative recommendation being provided for the related petitions mentioned above, the Planning Commission recommends **denial** of the rezoning and **approval** of the alternative identified in file no. 18-004742-ZA