



METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

DATE: April 25, 2017
TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

**Comprehensive Plan Amendment Future Land Use Map
Petition of Phillip R. McCorkle, as Agent for Deborah J. Kieffer
333 West Montgomery Cross Road
PIN: 2-0700-01-001
Total Area: 1.92 acres
Aldermanic District 5: Estella Shabazz
County Commission District 5: Tabitha Odell
File No. 17-001825-CPA**

MPC ACTION:

APPROVAL to amend the Future Land Use Map for 333 West Montgomery Cross Road (PIN: 2-0700-01-001) from Residential-General to Commercial-Suburban.

MPC STAFF RECOMMENDATION:

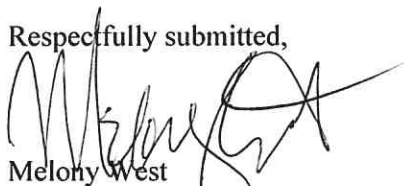
APPROVAL to amend the Future Land Use Map for 333 West Montgomery Cross Road (PIN: 2-0700-01-001) from Residential-General to Commercial-Suburban.

MEMBERS PRESENT: 10 + Chairman

- | | |
|------------------------------|----------------|
| Tanya Milton, Chairman | Linder Suthers |
| James Overton, Vice Chairman | Tom Woiwode |
| Joseph Welch, Secretary | |
| Shedrick Coleman | |
| Travis Coles | |
| Ellis Cook | |
| Joseph Ervin | |
| Karen Jarrett | |
| Timothy Mackey | |

PLANNING COMMISSION VOTE: Approval of the petitioner's request (7-4)

APPROVAL Votes: 7	DENIAL Votes: 4	ABSENT
Milton Welch Cook Coleman Coles Mackey Woiwode	Overton Suthers Ervin Jarrett	Hernandez Manigault Smith

Respectfully submitted,

Melony West
Interim Executive Director

/jh

Enclosure

- cc Dyanne C. Reese, Clerk of Council
Brooks Stillwell, City Attorney
Lester B. Johnson, Assistant City Attorney
Jennifer Herman, Assistant City Attorney
Beth Barnes, Department of Inspections





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 Alderman of the City of Savannah

From: The Metropolitan Planning Commission

Date: April 25, 2017

Subject: Comprehensive Plan Amendment Future Land Use Map
333 West Montgomery Cross Road
PIN: 2-0700-01-001
Total Area: 1.92 acres
Petition of Phillip R. McCorkle, as agent for Deborah J. Kieffer
Aldermanic District 5: Estella Shabazz
County Commission District 5: Tabitha Odell
File No. 17-001825-CPA

Proposed Amendment: The petitioner is requesting an amendment to the Comprehensive Future Land Use Map for a 1.92 acre property located at 333 West Montgomery Cross Road to be changed from Residential-General to Commercial-Suburban. This land use change is predicated on a recommendation by the the Planning Commission to rezone the subject property from a P-R-M-12 (Planned, Multifamily Residential, 12 units per net acre) district to a B-N (Neighborhood Business) district (File No. 17-001825-ZA).

- 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): Commercial-Suburban

- a. Appropriate Land Uses:** Intermediate scale business districts supporting shopping centers and corridor commercial uses.

The subject property is immediately adjacent to residential and civic/institutional development along West Montgomery Cross Road. The uses that could be allowed in the proposed land use category would support commercial development and most office and retail uses. The proposed land use could support development that would provide surrounding neighborhoods the convenience of having commercial uses nearby.

- b. Characteristics to Encourage:** Most retail uses permitted. Service, office, and

institutional uses permitted as specified by zoning districts. These areas should accommodate both large scale commercial uses (strip malls, “big box” retail stores, etc.) and small-scale commercial uses (restaurants, “mom and pop” retailers, etc.). These areas are typically associated with arterial nodes and corridors, and are therefore principally automobile-oriented. Areas should increasingly be planned to accommodate multi-destination park-and-shop trips and shorter trips from adjacent neighborhoods via collector roads.

The Commercial-Suburban land use category encourages a wide variety of retail and service commercial uses. The proposed rezoning from P-R-M-12 to B-N (File No. 17-001825-ZA) would allow commercial development along this secondary arterial roadway.

- c. **Characteristics to Discourage:** Discourage the provision of excessive amounts of parking so as to conserve land and reduce environmental impacts.

The proposed land use category and associated zoning map amendment would allow intensive forms of commercial development in this area. With this, proper review of all future commercial development is necessary to ensure compatible development, and to preserve greenspace.

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

Section 5.3 Economic Development

GOAL F: WORK TOWARD A COMMUNITY THAT PROVIDES THE TRANSPORTATION INFRASTRUCTURE AND INCREASES THE MOBILITY OPTIONS THAT ARE NECESSARY TO SUPPORT PLANNED GROWTH COUNTYWIDE.

Objective 2. Designate economic development zones where people can live, work, and recreate in the same place.

The location of this amendment would allow commercial development to locate in close proximity to existing residential and office uses. Doing so would establish convenient shopping, retail or restaurant areas for people living in residential neighborhoods along West Montgomery Cross Road.

Section 5.2 Land Use

GOAL F: REDUCE AUTOMOBILE DEPENDENCE AND ASSOCIATED CONGESTION AND POLLUTION BY PROVIDING A BROAD RANGE OF LAND DEVELOPMENT OPTIONS.

Objective 1. Enhance connectivity within and between residential and commercial areas.

The subject property is located along a mostly residential and office-oriented

roadway corridor. Providing for commercial development near these areas allows for people to have the option to either drive or walk to the subject property. Instead of requiring people to drive to a major commercial area along East Montgomery Cross Road or Abercorn Street, for example, they could simply utilize the nearby bus route or walk along the established sidewalks in the area to their destination.

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

The proposed amendment will alter the land use pattern in the surrounding area as residential and civic/institutional uses, such as senior living facilities, apartments, offices and churches, currently make up most of the existing development along West Montgomery Cross Road. The proposed land use category would encourage commercial development to be established in the area.

4. How does the amendment benefit the entire community?

Providing commercial convenience within a predominantly residential and office area allows people to live closer to where they work and recreate. In turn, this could alleviate traffic congestion caused by nearby residents who, in order to go shopping or go to work, use West Montgomery Cross Road as a cut through. The proposed land use could also offer jobs for people living in close proximity to these neighborhoods.

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. The cost of any necessary improvements to roadways will be paid for by the developer.

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

The same amount of open space and Tree and Landscape Quality Points are required for nonresidential and multifamily residential development. The proposed amendment will not negatively impact the environment.

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

There are no known historic or cultural resources onsite.

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

The proposed land use would allow for commercial development which could support nearby office, and residential uses. The proposed land use would also enhance the economic viability of

the community by redeveloping a vacant residential parcel and establishing a use that will provide commercial convenience and job opportunities for nearby properties.

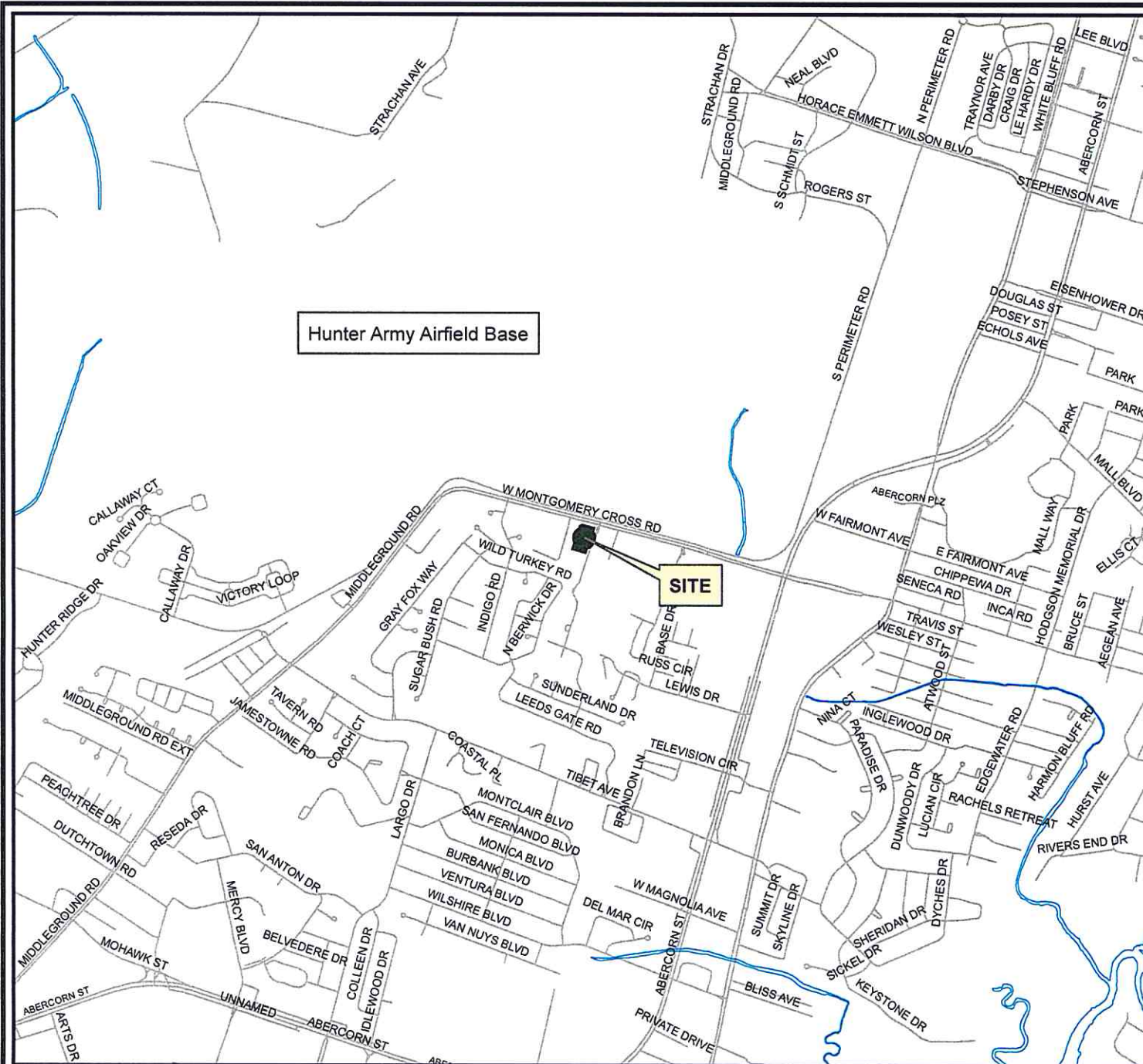
9. How will the amendment contribute to the health and safety of the community?

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

RECOMMENDATION: The Planning Commission recommends **approval** of the petitioner's request to change the Future Land Use Category for the subject property (PIN: 2-0700-01-001) from Residential-General to Commercial-Suburban and to amend the Comprehensive Plan Future Land Use Map to reflect this change.

VICINITY MAP

17-001825-ZA
 Aldermanic District: 5
 Commission District: 5
 Neighborhood: Montgomery
 Cross Rd at Hunter Army Airfield
 & Leeds Gate/ Colonial Village/
 Hunters Chase Area
 PIN(s): Property - See Map



Hunter Army Airfield Base

SITE

THIS MAP IS A COMPILATION OF INFORMATION FROM VARIOUS SOURCES AND SCALES. IN MOST CASES THE INFORMATION HAS NOT BEEN FIELD VERIFIED. USE THIS MAP FOR GENERAL PLANNING PURPOSES ONLY.



1 inch = 2,000 feet



3/29/2017

CHATHAM COUNTY - SAVANNAH
METROPOLITAN PLANNING COMMISSION
 110 E. STATE ST. SAVANNAH, GA 31412-8246 PHONE 912-651-1440



AERIAL MAP

17-001825-ZA
Aldermanic District: 5
Commission District: 5
Neighborhood: Montgomery
Cross Rd at Hunter Army Airfield
& Leeds Gate/ Colonial Village/
Hunters Chase Area
PIN(s): Property - See Map

THIS MAP IS A COMPILATION OF INFORMATION FROM VARIOUS SOURCES AND SCALES. IN MOST CASES THE INFORMATION HAS NOT BEEN FIELD VERIFIED. USE THIS MAP FOR GENERAL PLANNING PURPOSES ONLY.



1 inch = 200 feet

D

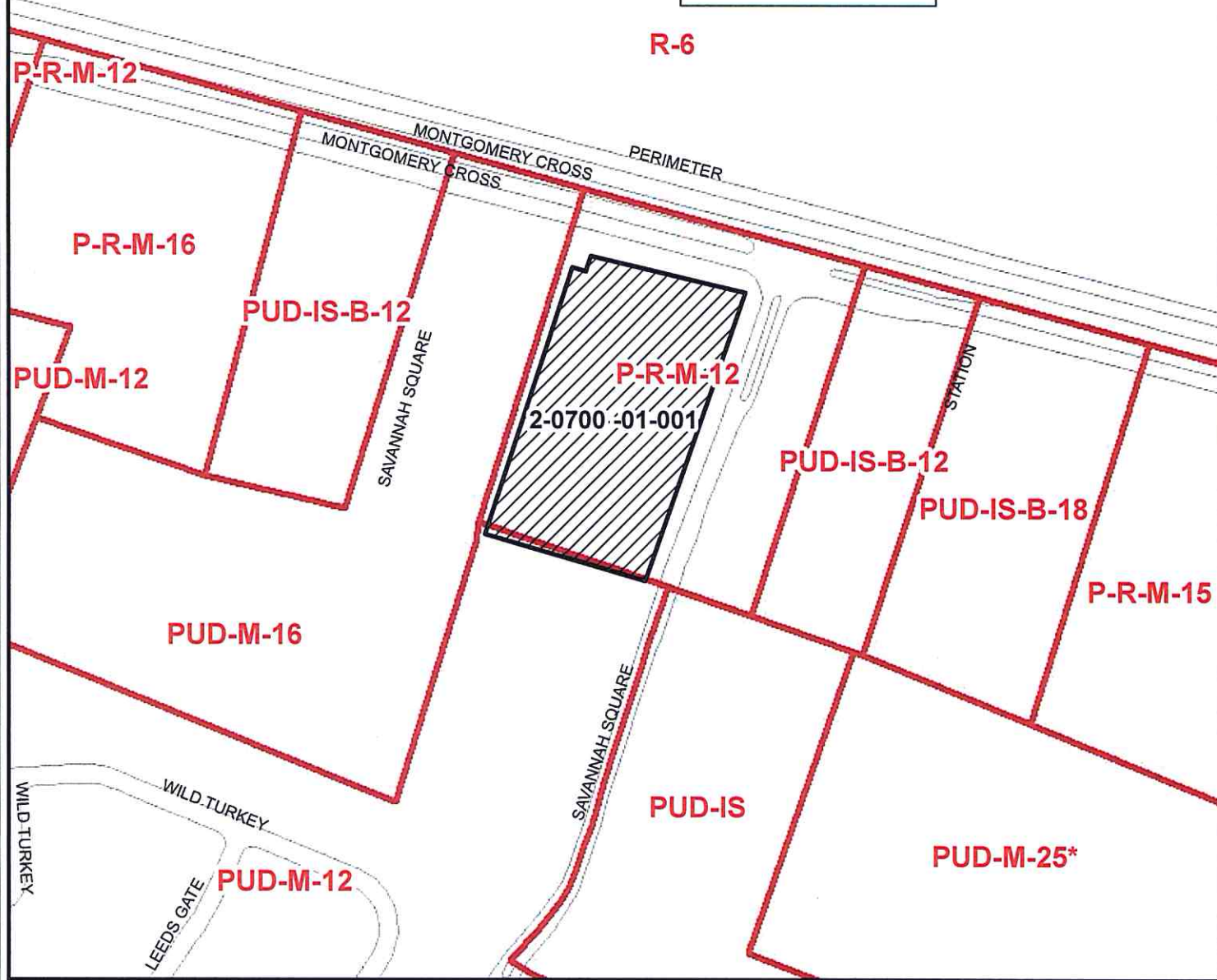


3/29/2017

CHATHAM COUNTY - SAVANNAH
METROPOLITAN PLANNING COMMISSION
110 E. STATE ST. SAVANNAH, GA 31412-8246 PHONE 912-651-1440

ZONING MAP

Hunter Army Airfield Base



17-001825-ZA
 Aldermanic District: 5
 Commission District: 5
 Neighborhood: Montgomery Cross Rd at Hunter Army Airfield & Leeds Gate/ Colonial Village/ Hunters Chase Area
 PIN(s): Property - See Map

Current property zoning is primarily:
 P-RM-12
 Proposed property zoning:
 B-N

THIS MAP IS A COMPILATION OF INFORMATION FROM VARIOUS SOURCES AND SCALES. IN MOST CASES THE INFORMATION HAS NOT BEEN FIELD VERIFIED. USE THIS MAP FOR GENERAL PLANNING PURPOSES ONLY.



1 inch = 200 feet



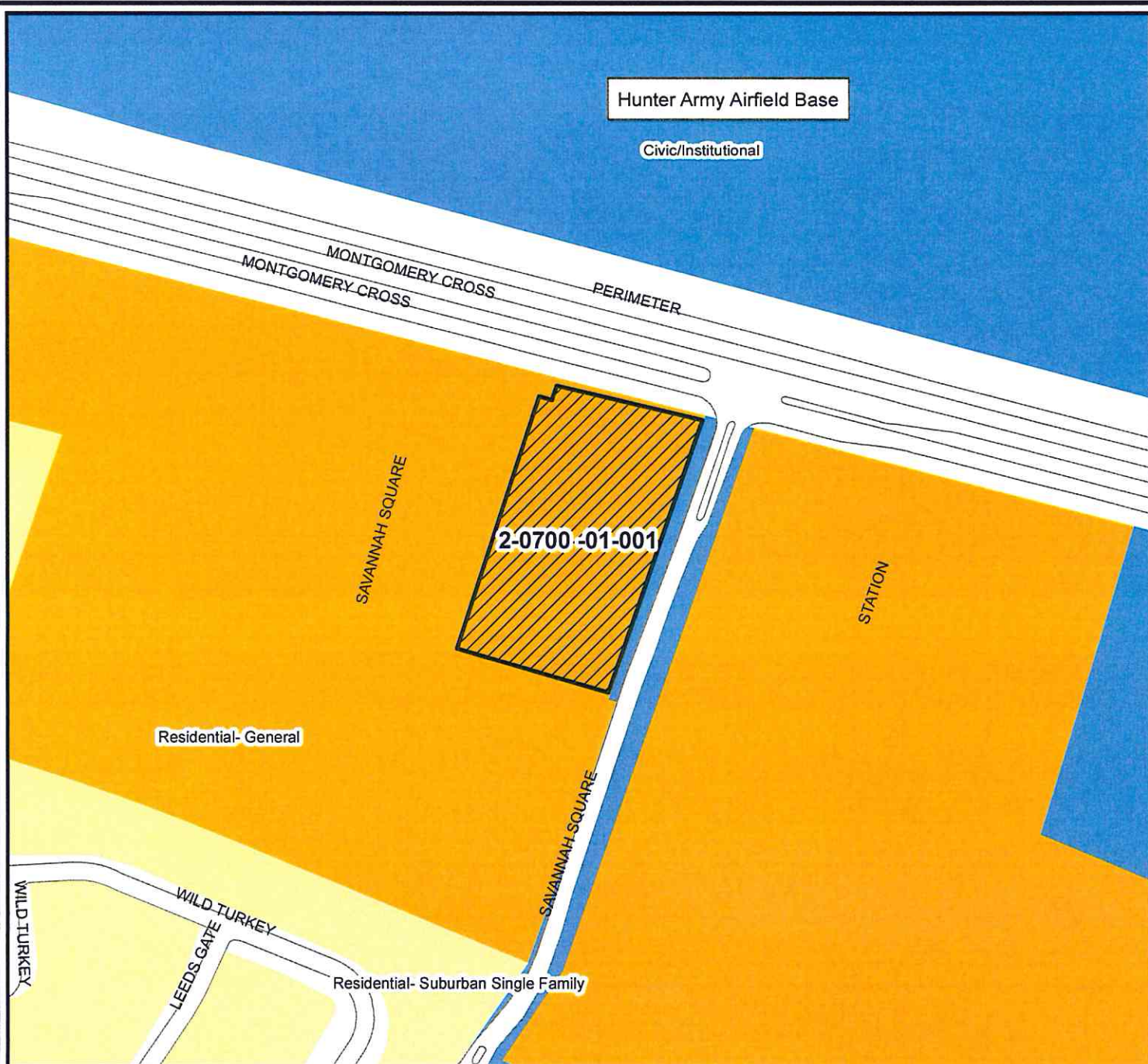
3/29/2017

CHATHAM COUNTY - SAVANNAH
METROPOLITAN PLANNING COMMISSION
 110 E. STATE ST. SAVANNAH, GA 31412-8246 PHONE 912-651-1440

FUTURE LAND USE

17-001825-ZA
 Aldermanic District: 5
 Commission District: 5
 Neighborhood: Montgomery Cross Rd at Hunter Army Airfield & Leeds Gate/ Colonial Village/ Hunters Chase Area
 PIN(s): Property - See Map

- Downtown
- Downtown- Expansion
- Traditional Commercial
- Traditional Neighborhood
- Commercial- Neighborhood
- Commercial- Suburban
- Commercial- Regional
- Commercial- Marine
- Residential- Suburban Single Family
- Residential- Single Family
- Residential- General
- Planned Development
- Planned Campus
- Agriculture/Forestry
- Industry- Light
- Industry- Heavy
- Civic/Institutional
- Transportation/Communication/Utilit
- Parks/Recreation
- Conservation
- Conservation- Residential
- Tidal Marsh
- Open Water
- Transition
- Surface Mine
- Landfill
- Right of Way
- AICO+Marsh
- AICO+Water
- AICO+Industry- Light
- AICO+Right of Way
- AICO+Suburban Single Family Residential



THIS MAP IS A COMPILATION OF INFORMATION FROM VARIOUS SOURCES AND SCALES. IN MOST CASES THE INFORMATION HAS NOT BEEN FIELD VERIFIED. USE THIS MAP FOR GENERAL PLANNING PURPOSES ONLY.



1 inch = 200 feet

3/29/2017



CHATHAM COUNTY - SAVANNAH
METROPOLITAN PLANNING COMMISSION
 110 E. STATE ST. SAVANNAH, GA 31412-8246 PHONE 912-651-1440