



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: MARCH 12, 2019

TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH

FROM: METROPOLITAN PLANNING COMMISSION

SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

CCM - Hudson Hill Savannah, LLC, Owner
Cardinal Capital Management, Petitioner
Joshua Yellin, (Hunter Maclean), Agent
Address: 61 Graham Street
PIN(s): 2-0023-18-001
Lot Size: 3.64 acres
Aldermanic District:1 (Johnson)
County Commission District: 8 (Ellis)
File No. 19-000875-ZA

MPC ACTION:

Approval of the requested rezoning from
PUD-M to I-P.

MPC STAFF RECOMMENDATION:

Approval of the requested rezoning from
PUD-M to I-P.

MEMBERS PRESENT: 13 + Chairman

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

Linder Suthers
Joseph Welch
Tom Woiwode

PLANNING COMMISSION VOTE: Approve Staff Recommendation (13-1)

APPROVAL Votes: 13	DENIAL Votes: 1	ABSENT
Ervin Branch Coles Cook Jarrett Hernandez Manigault Noha Parker Smith Suthers Woiwode Welch	Milton	

Respectfully submitted,



Melanie Wilson
Executive Director

/jh

Enclosure



cc Mark Massey, Clerk of Council
Lester B. Johnson, Assistant City Attorney
Jennifer Herman, Assistant City Attorney
Beth Barnes, Department of Inspections



Chatham County - Savannah Metropolitan Planning Commission

March 12, 2019 Regular MPC Meeting

Title

ZONING MAP AMENDMENT | 61 Graham Avenue | Rezone from PUD-M (Planned Unit Development MultiFamily to I-P (Institutional Professional) | File No. 19-000875-ZA

Description

Zoning Map Amendment Request

CCM - Hudson Hill Savannah, LLC, Owner Cardinal Capital Management, Petitioner

Joshua Yellin, (Hunter Maclean), Agent

Address: 61 Graham Street

PIN(s): 2-0023-18-001

Lot Size: 3.64 acres

District:1 (Johnson)

County Commission District: 8 (Ellis)

File No. 19-000875-ZA

Marcus Lotson, MPC Project Planner

Recommendation

Based on information provided to date, staff recommends **approval** of the request to rezone 61 Graham Street from PUD-M to I-P

Contact

Financial Impact

Review Comments

Attachments

📎 [Preliminary Concept Plan.pdf](#)

📎 [Maps.pdf](#)

📎 [Staff Report- 0875.pdf](#)



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TO: **The Mayor and Aldermen, City of Savannah**

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Marcus Lotson, MPC Project Planner

ISSUE: A request to rezone 3.64 acres southeast of the corner of Graham Street and Hudson Street from a PUD-M (Planned Unit Development – Multifamily) zoning classification to an I-P (Institutional - Professional) zoning classification.

BACKGROUND: The subject property is located in the Hudson Hill neighborhood. The 3.64-acre site is a single parcel that was recently purchased by the petitioner from the Land Bank Authority. The property is undeveloped and there have been no significant zoning changes in the vicinity in the last 20 years.

FACTS AND FINDINGS:

1. **Public Notice:** Mailed notice of the March 12th Planning Commission meeting was sent to all property owners within 300 feet of the subject property and signs were posted on site. The applicant has been engaged with the Hudson Hill Neighborhood Association since the project was in a concept phase and has met with the group on several occasions.
2. **Existing Development Pattern:** The property abuts single family residential to the north across Hudson Street and commercial uses to the south and east that have frontage along Bay Street. West of the subject property is Hudson Hill Park, a community recreation facility owned by the City of Savannah. There are two unopened rights of way that border the north and south sides of the property. The petitioner has entered into an agreement to purchase these rights of way and have them combined into the overall acreage of the tract.

The land uses and zoning districts surrounding the subject property include:

<u>Location</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	R-4 [1]
East	Commercial	B-G [2]
South	Commercial	B-G
West	Recreation	I-L [3]

[1] = Four Family residential

[2] = General Business

[3] = Light Industrial

3. **Transportation Network:** The property has frontage on Hudson Street and on Graham Street. Both are non-classified local streets. The applicants concept plan identifies vehicular access / egress on both streets.
4. **Public Services and Facilities:** The property is served by the Savannah Police Department, City of Savannah Fire and Emergency Services and by City water and sewer services.
5. **Future Land Use Map Classification:** The Comprehensive Plan Future Land Use Map (FLUM), adopted in 2006, designates the subject property as Residential Single Family. It is defined as “areas identified for single family detached residential dwellings at gross densities of five to ten units per acre.” It is likely that this designation was given with consideration that the parcel would be subdivided into single family lots and redeveloped.
6. **Existing PUD-M (Planned Unit Development Multifamily) Zoning District**

Purpose. The PUD-M district is intended to allow a variety of residential development including single-family residential, two-family residential, multifamily residential (including townhomes, apartments and condominiums), senior congregate housing, and university or college dormitories as well as supportive but limited commercial uses. A PUD-M district must contain a minimum of three acres.

Development standards. In addition to this section and where elsewhere provided, the PUD-M district shall adhere to the general requirements for all planned unit developments as provided in section 8-3033 (planned unit development regulations).
7. **Proposed I-P Zoning District:**

The purpose of this district shall be to create an area in which residential, institutional and professional uses can be intermixed and at the same time achieve a healthful living environment with functional open space.

POLICY ANALYSIS:

The proposed rezoning would permit a housing type and institutional uses that would complement the existing neighborhood and serve as a buffer between single family residential uses and more intense commercial uses along Bay Street which is a significant traffic generator. The existing zoning already accommodates multifamily residential but does not accommodate medical offices or other health services.

Access to public transportation and other services is a valuable asset of the proposed development. The rezoning would allow a needed resource to be developed and be a benefit to the community at large, similar to what has occurred with other nearby developments. The I-P zoning classification is in many ways a lateral rezoning and does not permits uses that would likely be a detriment to the Hudson Hill Community.

ALTERNATIVES:

1. Recommend approval of the request to rezone from PUD-M to I-P
2. Recommend approval of an alternative classification.
3. Recommend denial of the petitioner's request.

RECOMMENDATION: Based on the findings to date, staff recommends **approval** of the requested rezoning from PUD-M to I-P.