



METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

DATE: OCTOBER 18, 2022
TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

Petitioner:

Owner:

Aldermanic District: 5, Shabazz

County Commission District: 5, Milton

Neighborhood/Subdivision: Wilshire Estates

Current Zoning District:

Future Land Use (FLU) Category: Parks Recreation

File No. 22-004122-ZA

Location: 11313 Middleground Road

PIN: 20784 01002 **Acreage:** 11.5

MPC ACTION:

Approval of the request to rezone the subject property from RSF-5 to RMF-2-18

MPC STAFF RECOMMENDATION:

Denial of the request to rezone the subject property from RSF-5 to RMF-2-18

MEMBERS PRESENT: 8 + Chairman

Joseph Welch, Chairman
Laureen Boles
Travis Coles
Shedrick Coleman
Elizabeth Epstein
Karen Jarrett
Dwayne Stephens
Wayne Noha
Jeff Notrica

PLANNING COMMISSION VOTE: Approve Petitioners Request (6-3)

APPROVAL Votes: 10	DENIAL Votes: 0	ABSENT
Welch Boles Coleman Epstein Notrica Noha	Coles Jarrett Stephens	Woiwode Ervin Melder Kaigler Watkins

Respectfully submitted,

Melanie Wilson
Executive Director

ML/sh

Enclosure

cc: Mark Massey, Clerk of Council
Lester B. Johnson, Assistant City Attorney
Jennifer Herman, Assistant City Attorney
Zarina Davis, Department of Inspections
Bridget Lidy, Department of Inspections
Candra Teshome, Department of Inspections



CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

"Planning the Future, Respecting the Past"

STAFF REPORT

File No. 22-004122-ZA

Location: 11313 Middleground Road

PINs: 20784 01002

Acreage: +/- 11.5 Acres

Prepared by Marcus Lotson, Director

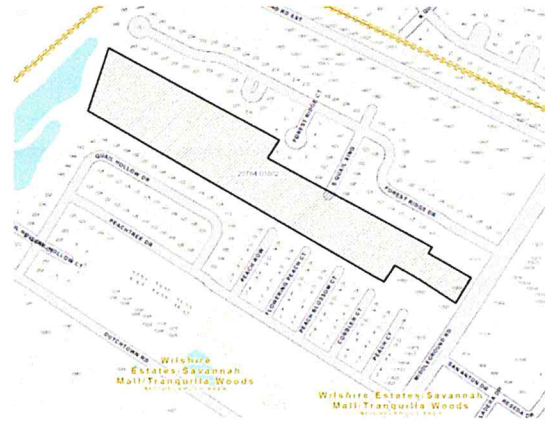


Figure 1 Location Map

Petitioner: Harold Yellin, Agent

Owner: Martin Vickery and Estate of Adolph Vickery

Aldermanic District: 5, Shabazz

County Commission District: 6, Whitely

Neighborhood/Subdivision: Wilshire Estates

Current Zoning District: RSF-5 (Residential Single Family – 5,000 square foot lot minimum)

Future Land Use (FLU) Category: Residential Single Family

Request

The petitioner is requesting to rezone the subject parcels to the Residential Multifamily designation (RMF-2-18) with the intent of developing the property as apartments on the west side of Middleground Road between Quail Forest and Peachtree Drive. The proposed density is 18 units per acre which would allow up to 207 dwelling units, the petitioner is proposing 192 units based on a conceptual site plan.

Background

The property is currently zoned RSF-5 (Single Family Residential), the applicant is requesting the RMF-2 (Residential Multifamily) zoning district. The site is vacant, undeveloped and has been in family ownership for many years. It includes mature vegetation; it is accessed from Middleground Road and is bounded to the west by a detention pond. North and south of the subject properties are single- and two-family residential neighborhoods, constructed primarily in the 1980s. Adjacent to

the entrance of the subject property are existing single family residential properties owned by the owner of the subject property. These homes were built in the 1970's.

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. Public notice was posted on site.

Existing Development Pattern

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

<u>Location</u>	<u>Land Use</u>	<u>Designation</u>
North	Single Family Residential	RSF-5
East	Middleground Road / Residential	RSF-6
South	One and Two-Family Residential	RTF & RSF-5
West	Hunter Army Airfield	MI

The development pattern in the immediate vicinity of the subject property includes single family residential, two family and some low-rise apartment buildings along Middleground Road. Nonresidential uses include convenience retail and institutional uses.

Impact and Suitability

Public Utilities

The area has access to the City's public water, sewer, and stormwater systems. Infrastructure improvements, including retention, would have to be provided for a development of the proposed scale.

Transportation and Transit

The property would be accessed via Middleground road. Due to an existing median, the property would have right in – right out access at this location. The site also abuts the South Quail Drive right of way which could be opened for secondary access. South Quail Drive connects to Forest Ridge Drive which intersects with a full access portion of Middleground Road. This, however, would require the developments traffic to be routed through an existing single-family neighborhood. Transit is available on Middleground Road, and several transit stops are in the vicinity of the subject property.

Community Development

The proposed zoning will allow a development pattern that is dissimilar to properties in the immediate vicinity. The adjacent properties are small scale single family and two-family residential dwellings. Development at the proposed density and scale would change the character of the neighborhood. The property is more suited to be developed under the current zoning with a similar development pattern and scale.

Future Land Use

The Comprehensive Plan Future Land Use Map designates the subject property as Residential Single Family. The multifamily zoning designation proposed by the applicant is not consistent with the Future Land Use Map.

Existing Residential Single Family (RSF-5) District

- The Residential Single-family (“RSF”) districts are established to allow single-family detached development on varying lot sizes which are indicated by the number (suffix) following the district name.
- **Allowed Uses:** Allowed uses in the RSF-5 district are listed in the attached table.
- **Development Standards:** The RSF-5 development standards are listed in the table below.

Proposed Residential Multifamily District:

- **Intent of the RMF District:** The Residential Multi-family (“RMF-”) districts are established to allow multi-family development in addition to other types of residential development. The districts (RMF-1, RMF-2, and RMF-3) within the RMF- designation provide for varying development standards and generally the same uses with a few exceptions. The specific density (a whole number) shall be established at the time of rezoning.
- **Allowed Uses:** Allowed uses in the RMF district are listed in the attached table.
- **Development Standards:** The RMF-2 development standards are listed in the table below.

Zoning Ordinance Review

The following review criteria for rezoning are prescribed in the Savannah Zoning Ordinance Sec. 3.5.8.

a. Suitability and Community Need

- i. Whether the range of uses permitted by the proposed zoning district is more suitable than the range of uses that is permitted by the current zoning district.

MPC Comment: The range of uses permitted under the proposed multifamily zoning is not more suitable than that which is allowed under the current zoning. The current zoning will allow a homogenous development pattern in the neighborhood.

Whether the proposed zoning district addresses a specific need in the county or city.

MPC Comment: The proposed zoning would allow residential housing inventory to be created, which has been identified as a need in the City of Savannah. However, the current zoning would allow small lot single family residential uses and would maintain the development pattern in the area.

b. Compatibility

- i. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

MPC Comment: The proposed zoning may adversely affect the use and usability of nearby properties, due to the change in the residential density and scale of the proposed development.

- ii. Whether the zoning proposal is compatible with the present zoning pattern and conforming uses of nearby property and the character of the surrounding area.

MPC Comment: The zoning proposal is not compatible with the present zoning pattern. There are not examples of residential density or building scale in the vicinity similar to what is proposed.

- iii. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

MPC Comment: There are not existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval.

c. Consistency

Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan and other adopted plans, such as a redevelopment plan or small area plan.

MPC Comment: The current Comprehensive Plan designation conforms with the existing zoning.

d. Reasonable Use

Whether the property to be affected by the zoning proposal has a reasonable use as currently zoned.

MPC Comment: The property has reasonable use under the current zoning. The property could be developed as single family residential which would be consistent with adjacent neighborhoods.

e. Adequate Public Services

Whether adequate school, public safety and emergency facilities, road, ingress and egress, parks, wastewater treatment, water supply and stormwater drainage

facilities are available for the uses and densities that are permitted in the proposed zoning district.

MPC Comment: Adequate services are available.

Analysis

The introduction of approximately 200 dwelling units in the form of multifamily residential is incompatible with the surrounding land uses. The current zoning was established on the undeveloped parcel for the purpose of extending the existing single-family pattern. While multifamily residential is often considered the primary response to housing shortages, there is also a need for entry level single-family products, which could be developed on the subject property under the current zoning. Staff finds that the introduction of a multifamily project, between two stable single-family areas, to be inappropriate from a land use planning standpoint. In addition to the land use concerns, the likely traffic impacts are also a concern, due to the limited access on Middleground road from the subject property, and the potential connection to an existing residential street right of way at South Quail Crossing. South Quail Crossing is a dead-end street within the adjacent Forest Ridge neighborhood. The potential connection to South Quail Crossing would result in vehicle trips from the proposed multifamily development traveling through the Forest Ridge neighborhood because of the full access intersection that serves it.

Recommendation

Based upon the existing zoning pattern and character of the area, as well as the review criteria, staff recommends **denial** of the rezoning request as submitted.

Note: Staff's recommendation is based upon information contained in the application and discussions with the Applicant. This recommendation could change based on information gathered during the public hearing.

Development Standards for Existing RSF-5 and Proposed RMF-2-18		
	Existing District	Proposed District
Standard	RSF-5	RMF-2-18
Minimum Lot Area (Each unit unless otherwise specified)	5,000 sf	n/a
Minimum Lot Width	50-feet	n/a
Front Yard Setback	30-feet	25 feet
Minimum Side Yard Setback	20-feet	10 feet
Minimum Rear Yard Setback	20-feet	25 feet
Maximum Height	36-feet	50 ft
Maximum Building Coverage	40%	50 %
Maximum Density	Min. lot size applies	Up to 18 upa