



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: November 8, 2022
TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

Petitioner: City of Savannah

Owner: City of Savannah

Aldermanic District: 3, Wilder-Bryan

County Commission District: 3, Lockett

Neighborhood/Subdivision: Savannah Gardens

Current Zoning District:

Future Land Use (FLU) Category: Commercial Suburban

File No. 22-004675-ZA

Location: Savannah Gardens Planned Development District

MPC ACTION:

Approval of the proposed text amendment to allow single family residential uses in the Mixed-Use land designation of the Savannah Gardens Planned Development.

MPC STAFF RECOMMENDATION:

Approval of the proposed text amendment to allow single family residential uses in the Mixed-Use land designation of the Savannah Gardens Planned Development.

November 8, 2022

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MEMBERS PRESENT: 10 + Chairman


Dwayne Stephens, Chairman
Laureen Boles
Shedrick Coleman
Joseph Ervin
Karen Jarrett
Jay Melder
Wayne Noha
Jeff Notrica

Michael Kaigler
Joseph Welch
Tom Woiwode

PLANNING COMMISSION VOTE: Approve Staff Recommendation (10-0)

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

Respectfully submitted,



Melanie Wilson
Executive Director

/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





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M E M O R A N D U M

TO: The Mayor and Aldermen, City of Savannah

FROM: The Planning Commission

DATE: November 8, 2022

SUBJECT: Text Amendment to the City of Savannah Zoning Ordinance
Re: Savannah Gardens Planned Development; Amend
Appendix A-2 Sec 8-3386 to allow single family
residential in the Mixed-Use classification.

Applicant: City of Savannah, Bridget Lidy

MPC Staff Reviewer: Marcus Lotson,
Director of Development Services

MPC FILE NO: 22-004675-ZA - TEXT

ISSUE:

The request is to amend Appendix A-2 Section 8-3386 of the Savannah Gardens Planned Development (PD) zoning district in order to allow single family residential in the Mixed-Use land use designation.

BACKGROUND:

The Savannah Gardens PUD was adopted by the Mayor and Alderman in 2009. Formerly known as Strathmore Estates, the property (+/- 43 acres) was purchased by the Community Housing Services Agency (CHSA) in 2007. The PUD was established to provide affordable housing for a mix of homeowners, renters, and senior citizens.

FINDINGS:

1. The original PUD document established permitted uses, development standards, and other criteria related to coordinating this phased development. Along with the text, a Master Plan illustrates the different land uses, streets, and the location of the various districts. The adopted districts include, Single Family Residential (SF), Townhouse Residential (TH), Multifamily Residential (MF), Mixed Use (MU), and Public Green Space (P).
2. Although the PUD was adopted in 2009 by the Mayor and Aldermen, the document itself was not initially incorporated into the City of Savannah Code of Ordinances. This was rectified in 2018

when the PUD was included in the ordinance which was carried over into the new ordinance in 2019 as a Planned Development (PD).

3. CHSA has identified an opportunity to provide four single family residences on parcels identified as Neighborhood Business in the land use pod shown as MU-8 on the attached Master Plan. A companion petition has been submitted to rezone these properties accordingly.
4. The proposed text change is to include single family residential as a permitted use in the Mixed Use (MU) classification. Mixed Use is defined as "A land use or designated area designed to accommodate a variety of conforming residential and nonresidential uses including retail, service and office uses.

POLICY ANALYSIS:

The standards in the PD are specific to Savannah Gardens. These standards allow and encourage a variety of land uses and provide the City of Savannah authority to enforce the standards as necessary. In this case, the Master Developer, CHSA, enforces the development and design guidelines for the PD to ensure that development within Savannah Gardens is unified and consistent. The proposal to add single family residential as a permitted use in the Mixed-Use designation is consistent with the intent of the guidelines. Further, this designation will provide flexibility for the remainder of the property within the MU-8 pod.

RECOMMENDATION:

The Planning Commission recommends **approval** of the proposed text amendment to allow single family residential uses in the Mixed-Use land designation of the Savannah Gardens Planned Development.