



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: JANUARY 12, 2021

TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH

FROM: METROPOLITAN PLANNING COMMISSION

SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

Rezone 504 & 506 E. Montgomery Cross Road from RSF-6 to OI-T
Desktop Rentals, LLC., Owner
Ed Garvin, Agent
PINs: 20494 03002 and 20494 03003
Acreage: .25 and .21 Acres
Aldermanic District: 4 (Palumbo)
County Commission District: 1 (Stone)
File No. 20-004503-ZA

MPC ACTION:

Approval of the requested rezoning from an RSF-6 (Single Family Residential) zoning classification to an OI-T (Office Institutional - Transition) zoning classification with conditions as outlined in the staff report.

MPC STAFF RECOMMENDATION:

Approval of the requested rezoning from an RSF-6 (Single Family Residential) zoning classification to an OI-T (Office Institutional - Transition) zoning classification with conditions as outlined in the staff report.

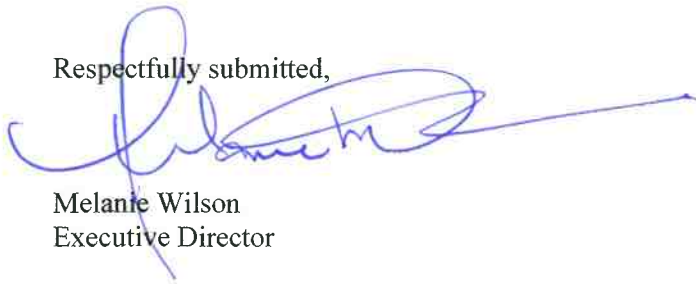
MEMBERS PRESENT: 9 + Vice-Chairman

Joseph Welch, Vice-Chairman
Michael Brown
Travis Coles
Joseph Ervin
Karen Jarrett
Ruel Joyner
Michael Kaigler
Eula Parker
Linder Suthers
Tom Woiwode

PLANNING COMMISSION VOTE: Approve Staff Recommendation (9-1)

APPROVAL Votes: 9	DENIAL Votes: 1	ABSENT
Welch Brown Coles Ervin Joyner Kaigler Parker Suthers Woiwode	Jarrett	Manigault Noha Smith

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





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

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

FROM: **The Planning Commission**

DATE: **January 12, 2021**

SUBJECT: **Rezone 504 & 506 E. Montgomery Cross Road from RSF-6 to OI-T**
 Desktop Rentals, LLC., Owner
 Ed Garvin, Agent
 PINs: 20494 03002 and 20494 03003
 Acreage: .25 and .21 Acres
 Aldermanic District: 4 (Palumbo)
 County Commission District: 1 (Stone)
 File No. 20-004503-ZA

Jordan Holloway, MPC Project Planner

ISSUE:

A request to rezone .25 acres at 504 E. Montgomery Cross Road and .21 acres at 506 E. Montgomery Cross Road from the RSF-6 (Single Family Residential) zoning classification to a OI -T (Office Institutional - Transition) zoning classification.

BACKGROUND:

The subject properties are residentially zoned parcels located on E. Montgomery Cross Road just west of Weiner Drive. Both 504 and 506 have existing single-family residential homes on their respective lots. A recent rezoning request for 24 Weiner Drive (RSF-6 to OI-T) was approved by the MPC at the October 13, 2020 meeting.

The Skyland Terrace subdivision was developed as a single family detached residential subdivision, where parcels are generally between 7,000 and 9,000 square feet in size. Nonresidential uses in the area include two contractor offices, adjacent to the west of 504 E Montgomery Cross Road, which were rezoned to B-N during the Zoning Ordinance update. Also, professional offices, commercial service, and a childcare center are present in the area.

FACTS AND FINDINGS:

1. **Public Notice:** On November 6th, mailed notice of the Planning Commission meeting was sent to all property owners within 300 feet of the subject property, signs were posted on site and required newspaper advertisements were run. The notice included instructions on how to access

the meeting over the internet. As of the posting of the agenda, staff has not received any comments from the public.

2. **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-6
East	Single Family Residential	RSF-6
South	East Montgomery Crossroads / Office	OI-T
West	Office	B-N

The development pattern in the vicinity of the subject property is similar to other southside Savannah neighborhoods that abut arterial streets. It includes, in this case, a single-family neighborhood that is accessed via an arterial roadway. While many of the nearby uses are nonresidential because of the proximity to Montgomery Crossroads, the Skyland Terrace subdivision has stable housing stock and is largely protected from the impacts of commercial uses. In addition, due to the road network, the neighborhood suffers from little cut through traffic and trips not related to the residences within the subdivision.

3. **Future Land Use:** The Comprehensive Plan Future Land Use Map designates the subject property as Commercial Neighborhood. The proposed district is consistent with this classification. Adjacent properties on the north side of East Montgomery Crossroads were also given this designation. Likely, in consideration of the fact these homes abutted an arterial street and properties would eventually be combined to create parcels of adequate size for nonresidential use.

4. **Existing RSF- (Single Family Residential) District:**

- a. ***Intent of the RSF Districts:*** “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.”
- b. ***Allowed Uses:*** Allowed uses in the RSF district are attached to the agenda. (*Table 1*).
- c. ***Development Standards:*** The development standards are attached to the agenda. (*Table 2*).

5. **Proposed OI-T (Office Institutional - Transition) Zoning District:**

- a. **Intent of the OI-T District:** The Office and Institutional-Transition (“OI-T”) district is established to facilitate the orderly transition of properties originally developed for residential use to limited nonresidential uses. These properties are located in areas where increased automobile traffic, road widening or other factors have diminished residential

viability, resulting in the need for a transitional area to buffer surrounding residential properties.

b. ***Allowed Uses:*** The allowed uses are attached to the agenda item. ***Table 1.***

c. ***Development Standards:*** The development standards are attached to the agenda. ***Table 2.***

6. **Transportation Network:** The subject properties are accessed from existing driveways that abut East Montgomery Cross Road. East Montgomery Cross Road is classified as an arterial roadway. It was widened over 30 years ago to a four-lane divided roadway with an approximate right-of-way width of 90 feet.
7. **Public Services and Facilities:** The property is served by the Savannah Police Department, City fire protection and by City water and sewer services.

ADDITIONAL REVIEW CRITERIA:

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.*

Staff Comment: The range of uses permitted in the OI-T zoning district is compatible with some of the uses found along Montgomery Crossroads but not within the interior of Skyland Terrace.

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

Staff Comment: Based on observation, there does not appear to be a shortage of opportunities to develop small scale nonresidential space within the City of Savannah. However, the circumstance along Montgomery Crossroads as it relates to development pressure is unique. Staff will be undertaking a corridor study for the Montgomery Cross Road area to further define this area and set development goals and performance standards.

b. Compatibility

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

Staff Comment: There are examples nearby of residential uses converting to nonresidential use. There do not appear to have been adverse impacts on adjacent properties.

- 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.*

Staff Comment: The proposed OI-T district is compatible with some other uses that abut Montgomery Crossroads and can serve as a transition more so than a business zoning district.

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

Staff Comment: This is a property that has always been residentially developed until the existing home was demolished. The neighborhood has remained stable. Some residential conversions have taken place in the vicinity, those lots for the most part, seem to have merged into the neighborhood well.

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.

Staff Comment: The proposed zoning for the subject property is consistent with the Future Land Use Map.

d. Reasonable Use

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

Staff Comment: Under the current zoning the property owner does have reasonable use.

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.

Staff Comment: Public services are available and could accommodate the uses permitted in the proposed district.

f. Proximity to a Military Base, Installation or Airport

In accordance with the O.C.G.A. §36-66-6, when a rezoning is proposed for property located within 3,000 feet of a military base, installation or airport, or within the 3,000-foot Clear Zone and Accident Prevention Zones I and II as prescribed in the definition of an Air Installation Compatible Use Zone that is affiliated with such base.

Staff Comment: The subject properties are not within 3,000 feet of a military base or within the other listed zones.

5.15.9 Additional Requirements Applicable to the Office and Institutional Districts

a. All OI districts

Principal use dwellings shall be at least 450 square feet.

b. OI-T District

i. Location

Property zoned OI-T shall be located along a street classified as a collector or arterial as identified in Appendix A-1.

ii. **Site Development Plan requirement**

The Site Development Plan for the conversion of an existing structure and for new construction shall meet the standards of Sec. 3.8, Development Plan Review. The Site Development Plan shall also include building elevations showing how the proposed use of the property will meet the visual compatibility requirements listed below.

iii. **Visual compatibility requirements**

The design and construction of a new building and the design and construction of alterations to an existing building that is moved, reconstructed, materially altered or repaired shall be visually compatible with the adjacent residential buildings in terms of the following features:

1. **Architectural style**

Exterior changes to existing buildings shall be of the same residential architectural style as the original structure or of the style of nearby residential dwellings. New buildings shall be of the same residential architectural style prevalent in the surrounding neighborhood.

2. **Roof design**

Buildings shall have a roof design typical of the adjacent single-family residences.

3. **Off-street parking**

No more than two (2) parking spaces are permitted to be located within the front or side yard. All loading/unloading areas shall be located in the rear yard.

4. **Lighting**

Accent lighting is permitted only on the front façade of the building and shall be directed away from adjacent residential dwellings and lots.

iv. **Additional development standards**

1. Hours of operation shall be restricted to the hours between 7:00 a.m. and 9:00 p.m.
2. No outdoor storage or displays shall be allowed.
3. No more than three (3) employees shall be onsite at any time.

POLICY ANALYSIS:

Per the Zoning Ordinance, the proposed zoning district is created to:

“facilitate the orderly transition of properties originally developed for residential use to limited nonresidential uses. These properties are located in areas where increased automobile traffic, road widening or other factors have diminished residential viability, resulting in the need for a transitional area to buffer surrounding residential properties.”

The preceding definition fits the scenario for the subject property. Staff finds that a rezoning to OI-T would not likely lead to negative impacts on the existing single-family residential neighborhood due to the limited range of uses permitted in the district.

ALTERNATIVES:

1. Adopt the MPC recommendation.
2. Deny the Petitioner's request.

RECOMMENDATION: The MPC recommends **approval** of the requested rezoning from an RSF-6 (Single Family Residential) zoning classification to an OI-T (Office Institutional - Transition) zoning classification with the following conditions:

1. The two parcels (504 & 506 E. Montgomery Cross Road) shall be recombined into a single parcel prior to site development.
2. A twenty (20) foot buffer with six (6) foot fence/wall shall be required along the rear and eastern side of the parcel. This shall include four (4) large trees, seven (7) understory trees, and thirty-five (35) shrubs for every 100 lineal feet of buffer required.
3. Access to the site shall be from a single point of entry from E. Montgomery Cross Road.
4. Site lighting shall not exceed .5 foot-candle at the property lines adjacent to residentially zoned parcels. Site lighting shall not exceed 1 foot-candle at property lines adjacent to non-residentially zoned parcels.
5. While the ordinance requires site lighting not to exceed a height of thirty-five (35) feet, Staff recommends any site lighting that is not building mounted shall be from a cut off light source no greater than fifteen (15) feet in height.
6. Free-standing signs shall be monument signs that are no higher than eight (8) feet and no greater than twenty (20) square feet of sign area.
7. Refuse collection shall be from residential style bins and not from a dumpster enclosure.
8. Any proposed building shall be compatible with the surrounding neighborhood architecturally, with components such as a flat roof and other building design principles that comply with all applicable ordinances.
9. Fencing for the site shall be opaque and conform with the applicable fencing ordinance.

Table 1: Comparison of Principal Uses for the RSF-6 (Existing) and OI-T (Proposed) Zoning Districts	
RSF-6	OI-T
Single-family detached	Single-family detached
Cluster Development	Agriculture, personal
Agriculture, personal	Community Garden
Community garden	Park, general
Park, general	Library/community center
Library/community center	Police/fire station or substation
Police/fire station or substation	Child/adult day care home
Child/adult day care home	Child/adult day care center
School, public or private (K-12)	School, public or private (K-12)
All places of worship	All places of worship
Personal care home, registered	Assisted living facility
Golf course	Personal care home, registered
Retail consumption dealer	Personal care home, family
Dock, private	Office, general
Dock, residential community	Office, medical
Marina, residential	Art/photo studio; gallery
Watercraft launch/ramp	Services, general
Utilities, major	Catering establishment
Utilities, minor	Instructional studio or classroom
	Personal service shop
	Psychic; palmist; medium; fortune teller
	Repair-oriented services
	Retail consumption dealer (on premise consumption)
	Bed and Breakfast Homestay
	Bed and breakfast
	Utilities, major
	Utilities, minor

Table 2. Comparison of Development Standards		
Standards	RSF-6	OI-T
Building Setbacks (min ft)		
Front yard	25	15
Side (interior) yard	27	10
Side (street) yard	15	10
Rear yard	25	20
From access easement	5	5
Building Separation	See Fire Code	See Fire Code
Building Coverage (max)	40%	75%
Height (max ft)	36	36
Parking Area Setback (min ft)		
From collector or arterial street rights-of-way	15	15
From local street rights-of-way	10	10
Abutting lane, property line or access easement	5	5

AERIAL MAP

20-004503-ZA
Address: 504 & 506 Montgomery Cross Rd.
Savannah, Ga
Aldermanic District: 4 (Palumbo)
Commission District: 1 (Stone)
Neighborhood: See Map
PIN(s): See Map

Date: 9/21/2020



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



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 = 100 feet

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FUTURE LAND USE

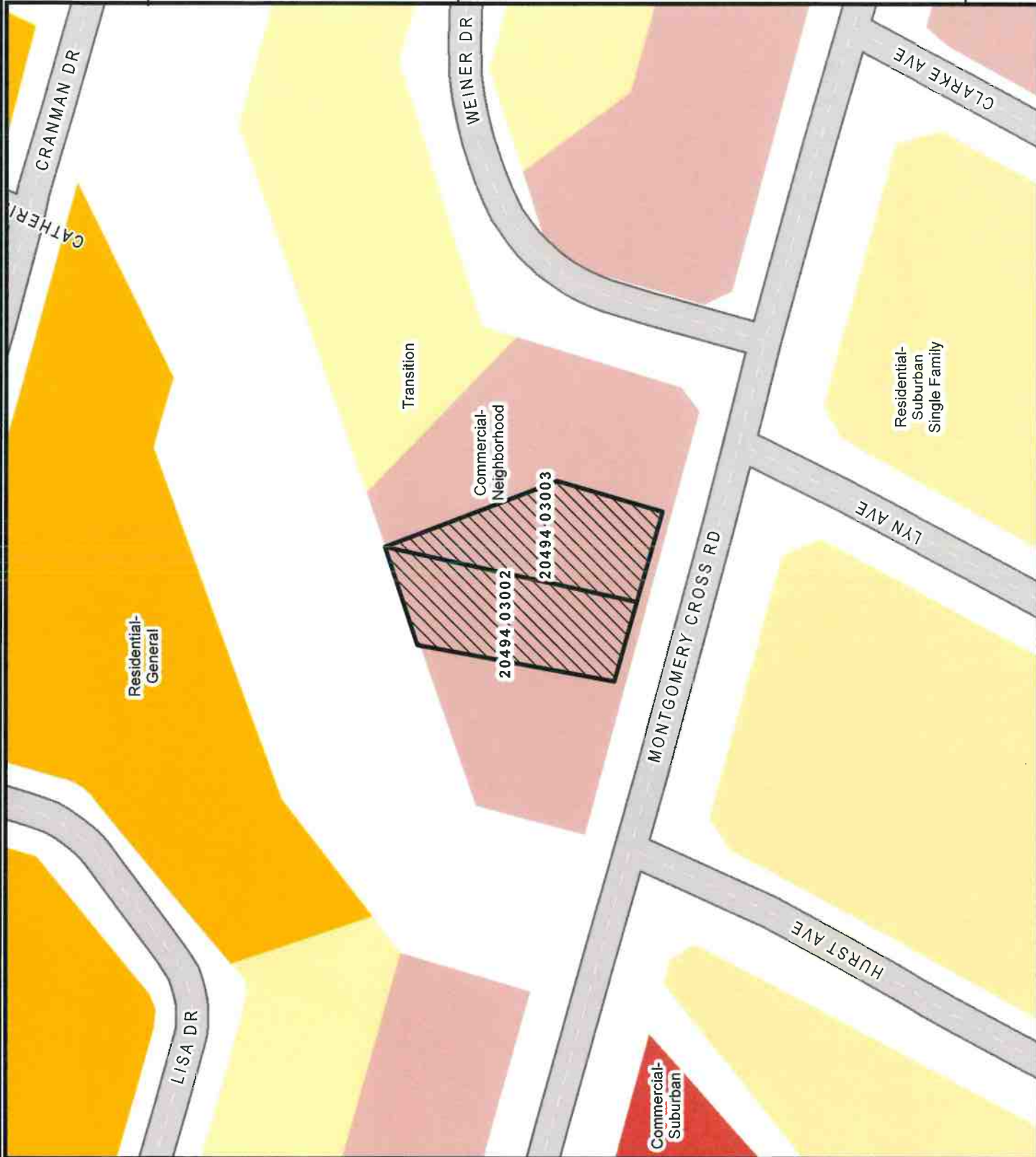
20-004503-ZA
Address: 504 & 506 Montgomery Cross Rd.
Savannah, Ga
Aldermanic District: 4 (Palumbo)
Commission District: 1 (Stone)
Neighborhood: See Map
PIN(s): See Map

- Commercial- Neighborhood
- Commercial- Suburban
- Residential- Suburban Single Family
- Residential- General
- Transition

Date: 9/21/2020



CHATHAM COUNTY - SAVANNAH
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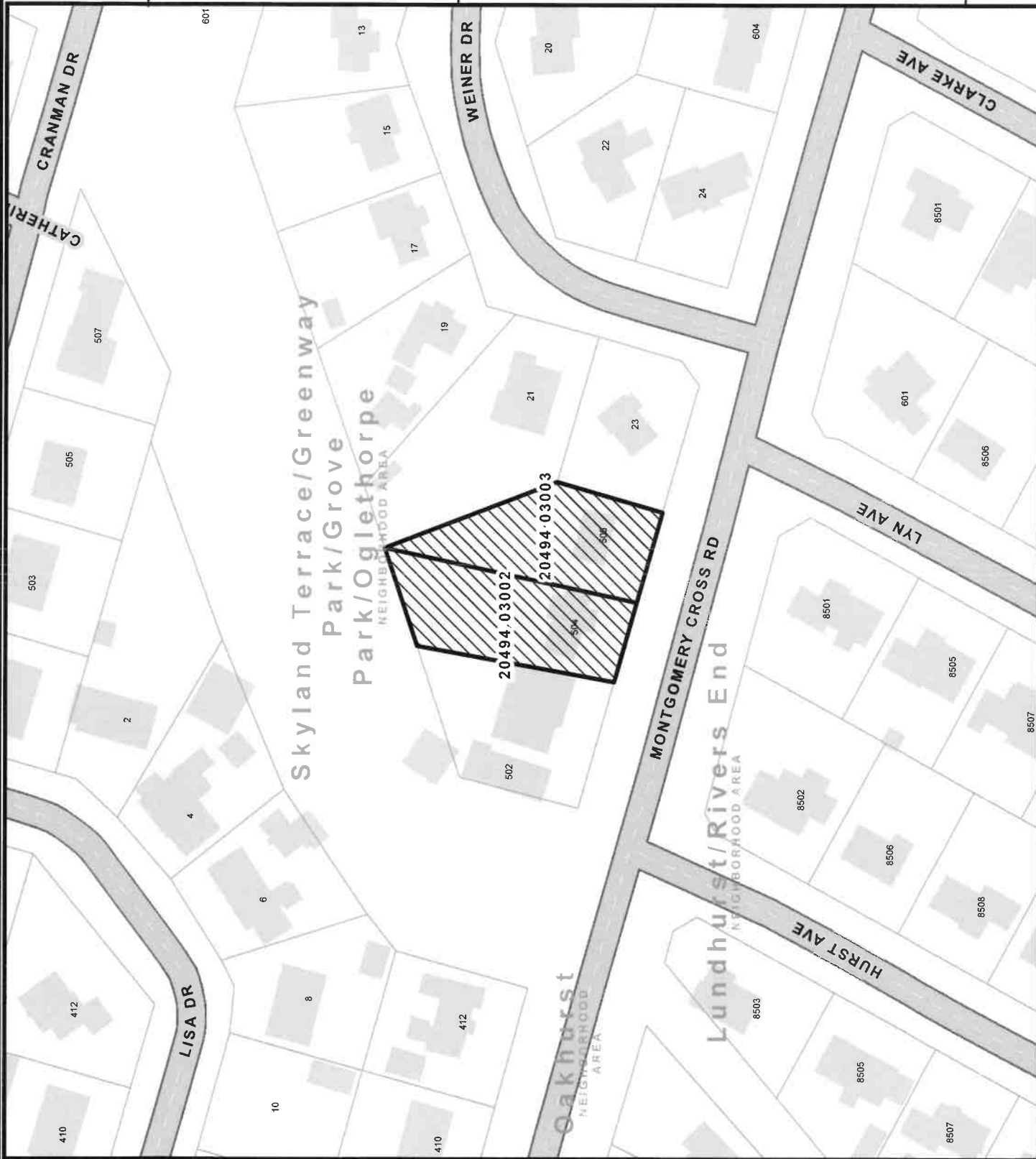
TAX MAP

20-004503-ZA
Address: 504 & 506 Montgomery Cross Rd.
Savannah, Ga
Aldermanic District: 4 (Palumbo)
Commission District: 1 (Stone)
Neighborhood: See Map
PIN(s): See Map

Date: 9/2/2020



CHATHAM COUNTY · SAVANNAH
METROPOLITAN PLANNING COMMISSION
110 E. STATE ST. SAVANNAH, GA 31402-8246 PHONE 912-651-1440



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VICINITY MAP

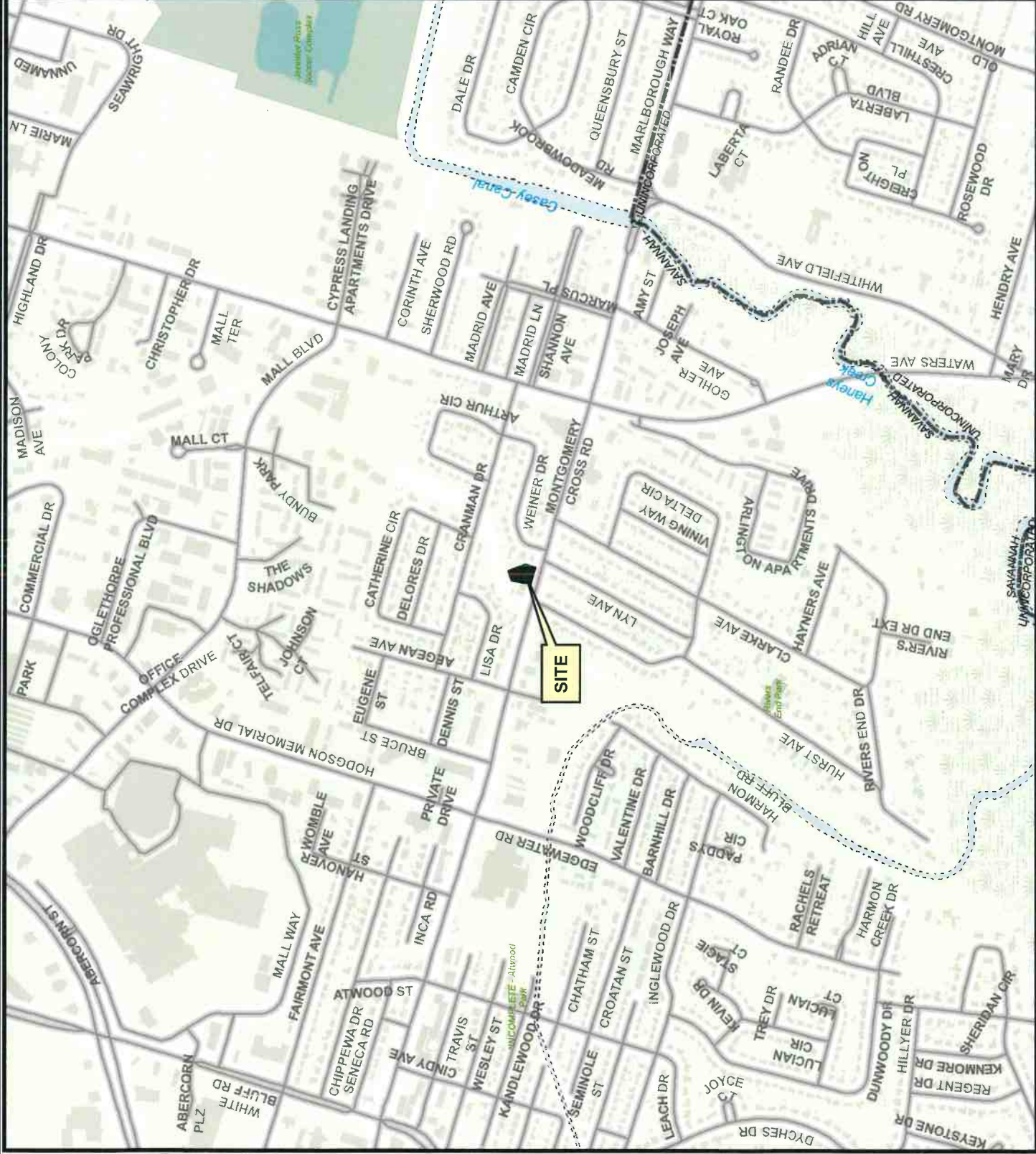
20-004503-ZA

Address: 504 & 506 Montgomery Cross Rd.
Savannah, Ga
Aldermanic District: 4 (Palumbo)
Commission District: 1 (Stone)
Neighborhood: See Map
PIN(s): See Map

Date: 9/21/2020



CHATHAM COUNTY · SAVANNAH
METROPOLITAN PLANNING COMMISSION
110 E. STATE ST. SAVANNAH, GA 31412-8246 PHONE 912-851-1440



1 inch = 1,000 feet

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ZONING MAP

20-004503-ZA
Address: 504 & 506 Montgomery Cross Rd.
Savannah, Ga
Aldermanic District: 4 (Palumbo)
Commission District: 1 (Stone)
Neighborhood: See Map
PIN(s): See Map

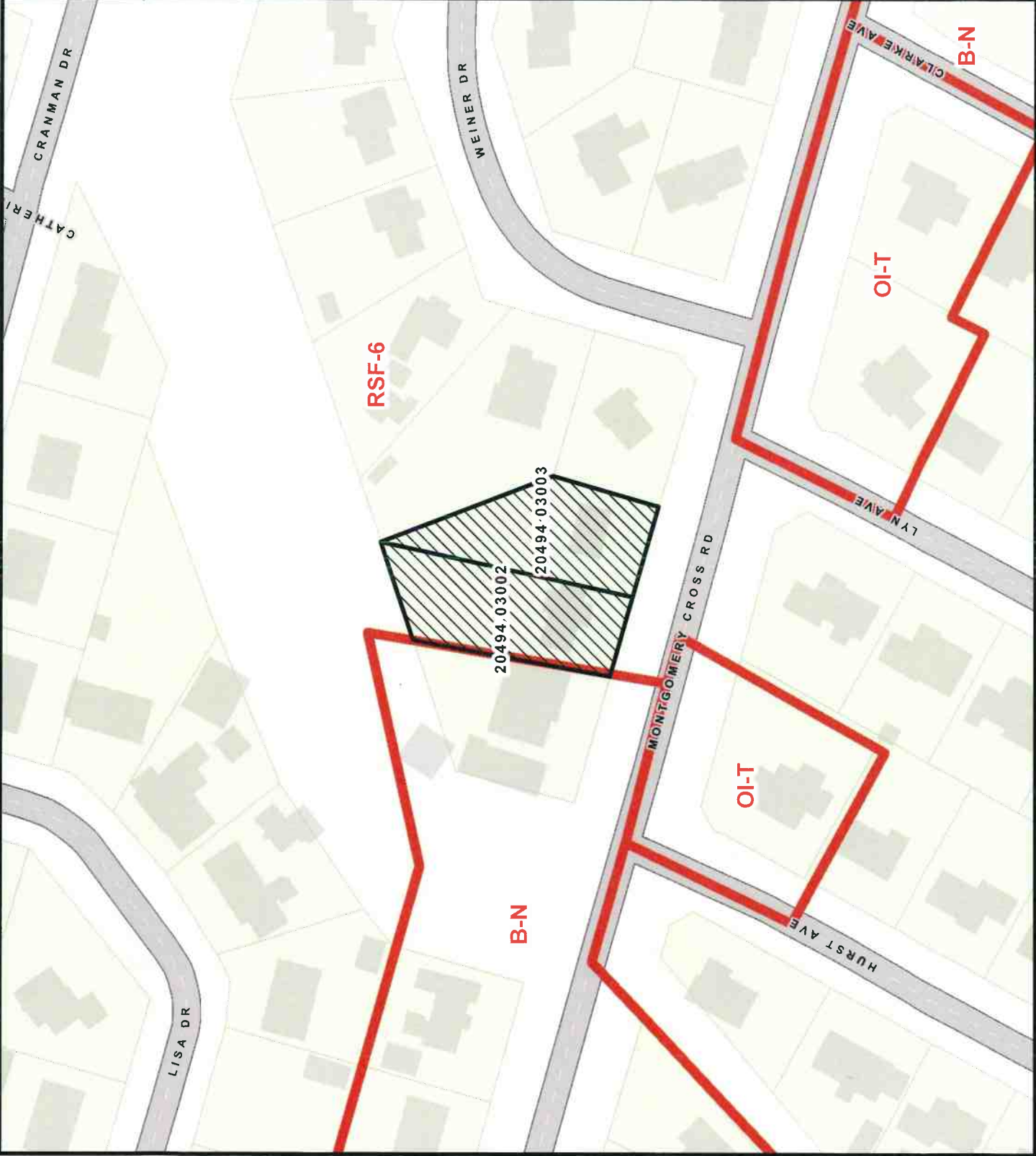
Current property zoning(s) is primarily
RSF-6
Proposed property zoning:
OI-T

City of Savannah NewZo Zoning When Applicable

Date: 9/21/2020



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



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