



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: DECEMBER 14, 2021
TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

Petitioner: AREP V Investments, LLC
Owner: Savannah Hospitality, LLC
Aldermanic District: 4, Alderman Nick Palumbo
County Commission District: 1, Commissioner Helen L. Stone
Neighborhood/Subdivision: Habersham Woods
Current Zoning District: B-C (Community Business)
Future Land Use (FLU) Category: Commercial Suburban
File No. 21-006264-ZA
Location: 5820 White Bluff Road
PIN: 20131 04002 **Acreage:** 3.58

MPC ACTION:

Approval of the request to rezone the subject property from B-C to RMF-2-30.

MPC STAFF RECOMMENDATION:

Approval of the request to rezone the subject property from B-C to RMF-2-30.

MEMBERS PRESENT: 10 + Chairman

Joseph Welch, Chairman
Karen Jarrett
Travis Coles
Malik Watkins
Elizabeth Epstein
Joseph Ervin
Jay Melder
Wayne Noha
Lee Smith
Dwayne Stephens
Tom Woiwode

PLANNING COMMISSION VOTE: Approve Staff Recommendation (13-0)

APPROVAL Votes: 11	DENIAL Votes: 0	ABSENT
Welch Jarrett Coles Watkins Epstein Ervin Melder Noha Smith Stephens Woiwode		Laureen Boles Ruel Joyner Eula Parker

Respectfully submitted,

Melanie Wilson
Executive Director

/ca

Enclosure

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



CHATHAM COUNTY-SAVANNAH
METROPLITAN PLANNING COMMISSION
"Planning the Future, Respecting the Past"

STAFF REPORT

File No. 21-006264-ZA

Location: 5820 White Bluff Road

PIN: 20131 04002 Acreage: 3.58

Prepared by Melissa Leto, Planner



Figure 1 Location Map

Petitioner: AREP V Investments, LLC

Owner: Savannah Hospitality, LLC

Aldermanic District: 4 - Alderman Nick Palumbo

County Commission District: 1 - Commissioner Helen L. Stone

Neighborhood/Subdivision: Habersham Woods

Current Zoning District: B-C (Community Business)

Future Land Use (FLU) Category: Commercial Suburban

Request

The petitioner, Joseph Ross, as an agent for Savannah Hospitality, LLC, is requesting a rezoning of a parcel from a B-C (Community Business) district to an RMF-2 (Multifamily Residential) district. The purpose of the rezoning is to convert the existing hotel into an apartment building.

The proposed project consists of converting an existing Homewood Suites Hotel into apartments.

The existing hotel consists of 102 suites. The proposed facility would have 106 apartment units. The existing hotel amenities would be retained. No changes to the existing site are anticipated and no grading or paving activities are proposed. The existing tennis court will likely be re-purposed into a patio. The site is currently served by the City of Savannah water and sewer. The property fronts White Bluff Road but also has access to Abercorn Street. The parcel has enough density for 30 units per acre. The parking requirements would be one off-street parking space per unit, which equals to a fifteen (15) vehicular parking space surplus based on the proposed site plan.

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	Hotel	B-C
East	Hotel	B-C
South	Hotel	B-C
West	Hunter Airforce Base	MI

The subject property abuts existing hotel lots to the south, east, and north. To the east of the subject parcel is a military base across White Bluff Road. The proposed RMF-2 zoning classification would permit a multifamily apartment complex around existing hotels, as well as a military base. The subject parcel has two access points, one from Abercorn Street and one from White Bluff Road.

Impact and Suitability

Public Utilities

The area has access to the City's public water, sewer, and stormwater systems.

Transportation and Transit

The subject parcel is a hotel surrounded by other hotel establishments as well as a large military base across White Bluff Road. There are two bus stops within walking distance of the subject parcel off White Bluff Road.

Future Land Use

The Comprehensive Plan Future Land Use Map designates the subject property as Commercial Suburban, which is a compatible land use designation.

Existing Residential Single Family (B-C) District:

- ***Intent of the B-C District:*** "The Community Business district is established to accommodate a range of nonresidential uses that serve a community-wide market area and upper story residences. Uses in this district are intended to be located primarily on collector or arterial streets."

- **Allowed Uses:** Allowed uses in the B-C district are listed in Table 1 of this report.
- **Development Standards:** The development standards are listed in Table 2 of this report

Proposed Residential Multi-family (RMF-2) District:

- **Intent of the RMF-2 District:** “The Residential Multi-family district is established to allow multi-family development in addition to other types of residential development. It is intended to be placed on higher classifications of streets and in close proximity to mass transit corridors, retail services and employment opportunities.”
- **Allowed Uses:** Allowed uses in the RMF-2 district are listed in Table 1 of this report.
- **Development Standards:** The development standards are listed in Table 2 of this report.

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 current and proposed zoning are very different. The proposed zoning would allow for multi-family use which the applicant is requesting in order to retrofit the existing building into an apartment building.

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

MPC Comment: The City has identified a need for more housing, specifically missing middle housing. The proposed zoning, as well as the proposed use, will align with the City’s goals.

b. Compatibility

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

MPC Comment: Based on the location, the proposed zoning is not likely to affect the use or usability of adjacent or nearby 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.

MPC Comment: The zoning proposal is compatible with the present zoning pattern. The RMF-2 district will result in a similar development pattern that already exists in the area.

- 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: The proposed development is consistent with the existing pattern.

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 zoning proposal would be in conformity with the policy and intent of the Comprehensive Plan.

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.

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 subject property is situated within a series of hotel establishments and across from the Hunter Army Airfield Base. Market demands regarding lodging establishments and affordable housing have created a focus on hotel conversions into dwelling units. The lack of change in use, or rezoning for the hotel, will result in the development remaining as is.

Recommendation

Based upon the existing zoning pattern and character of the area, as well as the review criteria, Planning Commission recommends **approval** of the request to rezone the subject property from B-C to RMF-2-30.

Table 1, B-C Uses	Table 1, RMF-2
Upper story residential	Single-family detached
Child caring institution	Single-family attached
Single room occupancy (limited use)	Two-family
Agriculture, personal	Three-family / Four-family
Community Garden	Townhouse
Park General	Stacked townhouse
Library / community center	Apartment
Museum	Cluster Development (limited use)
Post office	Monastery / convent
Police / fire station or substation	Agriculture, personal
Emergency Medical Services (EMS) substation / Ambulance Service	Community Garden
Convenience store (limited use)	Park, general
Fuel/gas station (limited use)	Library/community center
Soup kitchen (limited use)	Police/fire station or substation
Child / adult day care center (limited use)	Child/adult day care home (limited use)
Child / adult care center, 24 hours (limited use)	School, public or private (K-12) (limited use)
College, university, seminary	All places of worship
Educational building used by a college, university, or seminary	Assisted living facility
School, public or private (K-12)	Personal care home, registered
School, trade, vocational or business	Personal care home, family
All places of worship	Golf course
Private club/lodge	Dock, private
Flea market; Farmer's market; Open air market (limited use)	Dock, Residential Community
Hospice	Marina, Residential
Hospital	Watercraft Launch/Ramp

Intermediate care facility	Utilities, minor (limited use)
Nursing home	
Assisted living facility	
Personal care home, registered	
Personal care home, family	
Food-oriented retail	
Office, general	
Call center	
Day labor employment center (limited use)	
Office, medical	
Office, utility/contractor	
Studio/multimedia production facility	
Arena; convention center	
Indoor amusement	
Indoor firearm range (limited use)	
Indoor sport facility	
Indoor archery range/paintball facility	
Teen club	
Theatre/cinema/performing arts	
Drive-in theatre (limited use)	
Golf course	
Outdoor amusement	
Stadium or outdoor arena; Amphitheatre; Outdoor sports facility or complex (limited use)	
Retail, general	
Art/photo studio; gallery	
Garden center	

Manufactured/modular home sales (limited use)	
Outdoor sales (limited use)	
Pawnshop (limited use)	
Pharmacy	
Truck stop	
Warehouse or Office Showroom/Flex space (limited use)	
Services, general	
Animal services, indoor (limited use)	
Animal services, outdoor (limited use)	
Bank	
Body art services	
Business support services	
Catering establishment	
Check Cashing; Title Pawn (limited use)	
Crematorium (limited use)	
Funeral home: mortuary (not including crematorium)	
Hall, banquet, or reception	
Event Venue	
Instructional studio or classroom	
Laundromat	
Dry Cleaner/laundry, Neighborhood	
Personal service shop	
Psychic; palmist; medium; fortune teller	
Self-service storage facility	
Tour company terminal	
Distillery, craft	

Bar; Tavern	
Restaurant	
Food Truck Park (limited use)	
Retail consumption dealer (on premise consumption of alcohol) (limited use)	
Ancillary retail dealer (off-premises consumption of alcohol)	
Package store (not including wine specialty shops)	
Wine Specialty Shop (not including package stores)	
Winery; Meadery; Cidery	
Brewery, Micro	
Bed and Breakfast Homestay (limited use)	
Inn (limited use)	
Hotel/motel, 16-74 rooms	
Hotel/motel, 75 or more rooms	
Short-term vacation rental (limited use)	
Heavy equipment/Heavy vehicle sales, rentals, and leasing (limited use)	
Vehicle sales, rentals, and leasing (limited use)	
Moped/motor scooter sales, rentals, and leasing (limited use)	
Vehicle service, minor (limited use)	
Vehicle service, major (limited use)	
Vehicle wash, full or self-service (limited use)	
Watercraft sales, repair, and service (limited use)	

Manufacturing, Artisan/craft (limited use)	
Parking facility	
Passenger terminal	
Transportation dispatch and storage	
Utilities, minor	

Table 2: Development Standards		
Standards	B-C (residential development)	RMF-2 (residential development)
Lot Dimensions		
Lot area (min sq. ft)	1,815	n/a
Lot width (min ft)	n/a	55
Building Setbacks (min ft)		
Front yard	15	25
Side (interior) yard	n/a	10
Side (street) yard	15	15
Rear yard	n/a	25
Rear yard (adjacent to street/lane)	15	n/a
From access easement	5	5
Building Separation	See Fire Code	See Fire Code
Building Coverage (max)	n/a	50%
Height (max ft)	75	50

VICINITY MAP

FILE # 21-006264-ZA
 Address: 5820 White Bluff Rd.
 Savannah, Ga
 Aldermanic District: 4 - Palumbo
 Commission District: 1 - Stone
 Neighborhood: See Map
 Property ID: See Map



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.

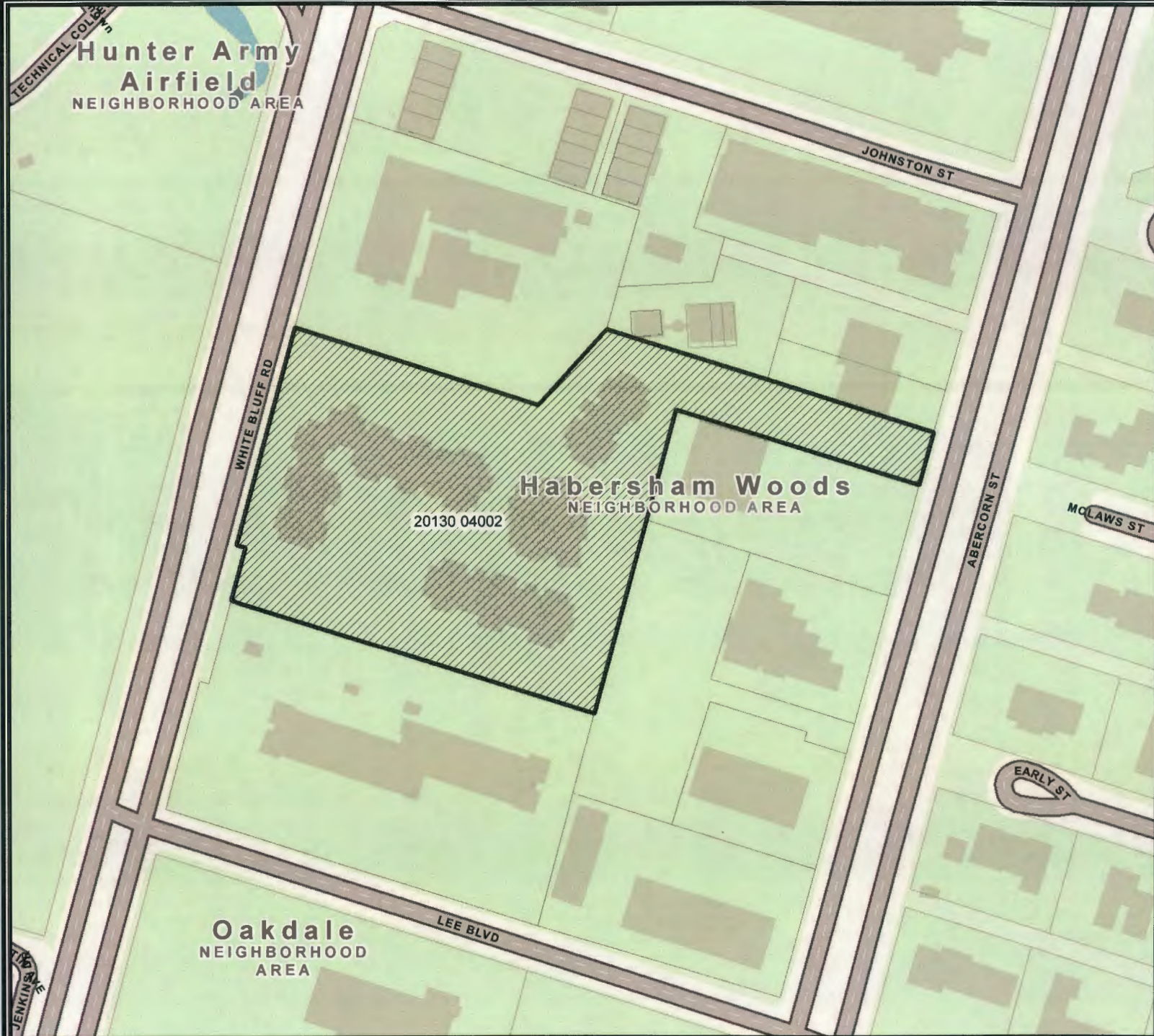


1 inch = 1,200 feet

Date: 11/23/2021



CHATHAM COUNTY · SAVANNAH
METROPOLITAN PLANNING COMMISSION
 110 E. STATE ST. SAVANNAH, GA 31412-9246 PHONE 912-651-1440



TAX MAP

FILE # 21-006264-ZA
 Address: 5820 White Bluff Rd.
 Savannah, Ga
 Aldermanic District: 4 - Palumbo
 Commission District: 1 - Stone
 Neighborhood: See Map
 Property ID: See Map

Date: 11/23/2021



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1 inch = 150 feet

D

ZONING MAP

FILE # 21-006264-ZA
Address: 5820 White Bluff Rd.
Savannah, Ga
Aldermanic District: 4 - Palumbo
Commission District: 1 - Stone
Neighborhood: See Map
Property ID: See Map

Current Property Zoning
B-C

Proposed Property Zoning:
RMF-2

 ZONING

Date: 11/23/2021



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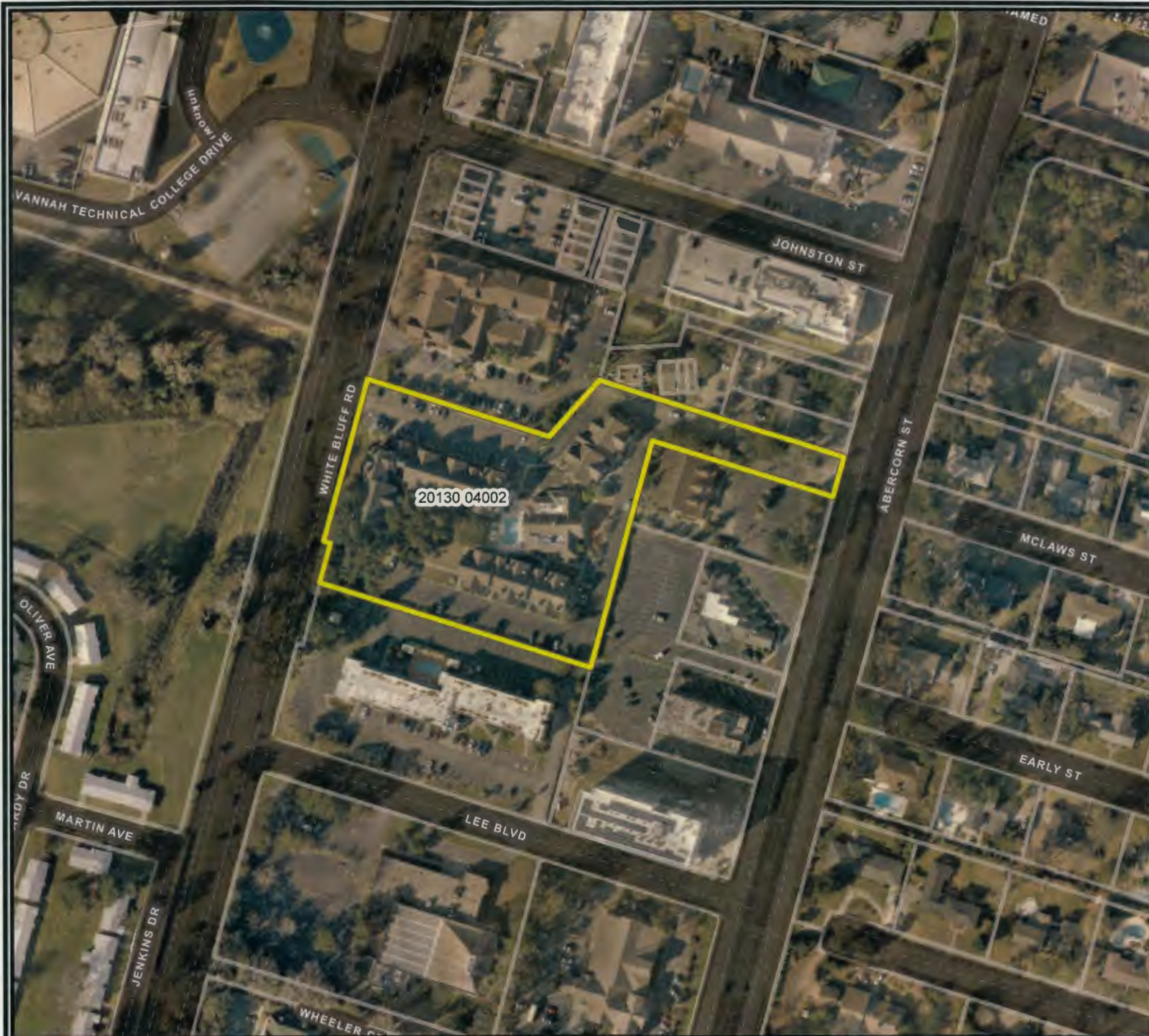
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1 inch = 200 feet

AERIAL MAP

FILE # 21-006264-ZA
Address: 5820 White Bluff Rd.
Savannah, Ga
Aldermanic District: 4 - Palumbo
Commission District: 1 - Stone
Neighborhood: See Map
Property ID: See Map



Date: 11/23/2021



CHATHAM COUNTY · SAVANNAH
METROPOLITAN PLANNING COMMISSION
110 E. STATE ST. SAVANNAH, GA 31413-0246 PHONE 912-461-1440

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1 inch = 200 feet

FUTURE LAND USE

FILE # 21-006264-ZA
Address: 5820 White Bluff Rd.
Savannah, Ga
Aldermanic District: 4 - Palumbo
Commission District: 1 - Stone
Neighborhood: See Map
Property ID: See Map



- Commercial-Suburban
- Residential-Suburban Single Family
- Civic/Institutional

Date: 11/23/2021



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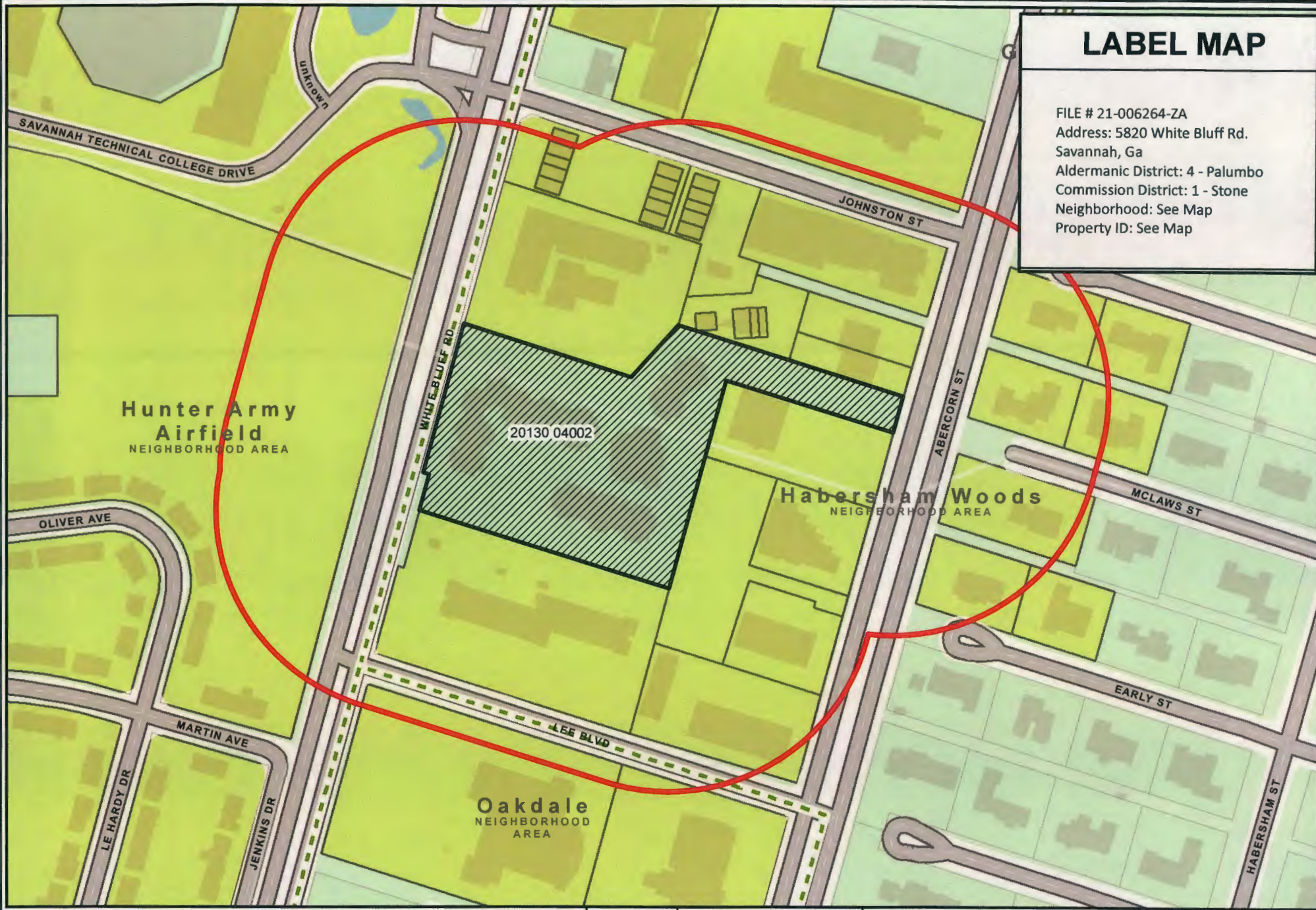
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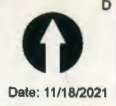
1 inch = 200 feet

LABEL MAP

FILE # 21-006264-ZA
Address: 5820 White Bluff Rd.
Savannah, Ga
Aldermanic District: 4 - Palumbo
Commission District: 1 - Stone
Neighborhood: See Map
Property ID: 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.



Date: 11/18/2021

1 inch = 200 feet



CHATHAM COUNTY - SAVANNAH
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