



METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

MEMORANDUM

DATE: MARCH 1, 2022
TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

Petitioner: Harold Yellin, Agent
Owner: Jennifer J. Collins & Paula D. Collins
Aldermanic District: 4, Palumbo
County Commission District: 1, Stone
Neighborhood/Subdivision: Oglethorpe Park
Current Zoning District: RSF-6 (Residential Single Family)
Future Land Use (FLU) Category: Commercial Suburban
File No. 22-000445-ZA
Location: 618 East Montgomery Xrds
PIN: 20494 04023 Acreage: 0.22

MPC ACTION:

Approval of the request to amend the zoning map as outlined.

MPC STAFF RECOMMENDATION:

Approval of the request to amend the ordinance as outlined.



CHATHAM COUNTY-SAVANNAH METROPLITAN PLANNING COMMISSION

"Planning the Future, Respecting the Past"

STAFF REPORT



Figure 1 Location Map

File No. 22-000445-ZA

Location: 618 E Montgomery Xrds

PIN: 20494 04023 Acreage: 0.22

Prepared by Nirav Gandhi, Planner

Petitioner: Harold and Josh Yellin

Owner: Jennifer J. Collins & Paula D. Collins

Aldermanic District: 4 - Alderman Nick Palumbo

County Commission District: 1 - Commissioner Helen L. Stone

Neighborhood/Subdivision: Oglethorpe Park

Current Zoning District: RSF-6 (Residential Single Family)

Future Land Use (FLU) Category: Commercial Neighborhood

Request

The petitioner is requesting to rezone approximately 0.22 acres of land at 618 E Montgomery Xrds from RSF-6 (Residential Single Family) to OI-T (Office-Institutional Transition).

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:

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.”

- **Allowed Uses:** Allowed uses in the OI-T district are listed in Table 2 of this report.
- **Development Standards:** The development standards are listed in Table 3 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 office or institutional use which the petitioner is requesting for use in personal services.

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

MPC Comment: None.

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, it is possible the rezoning of this property would create a domino effect in pushing commercial uses farther west along the north side of Waters Ave.

- 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, being that it is adjacent to a major commercial 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 in a transitional area between heavy commercial use and single-family residential use, making the proposed OI-T zoning an acceptable district. The current building, which was formerly a residence, could adequately support the kinds of small commercial establishments that are permitted in OI-T such as massage clinic, art studio, or office space. There are two existing parking pads, one in the front and one in the back, so there is already sufficient parking space for the proposed commercial zoning.

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 RSF-6 to OI-T.

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.

RSF-6 Uses

RSF-6	√= Permitted Use L= Limited Use S=Special Use	Use Standards
Single-family detached	√	
Cluster Development	L	Sec. 8.10
Agriculture, personal	√	
Community Garden	√	
Park, general	√	
Library/community center	√	
Police/fire station or substation	√	
Child/adult day care home	L	Sec. 8.3.9 or Sec. 8.7.11
School, public or private (K-12)	L	Sec. 8.3.14 and Sec. 8.7.14
All places of worship	S	Sec. 8.3.15, Sec. 8.7.13, and Sec. 8.8.3(d)
Personal care home, registered	√	Sec. 8.3.19
Golf course	√	
Retail consumption dealer (on premise consumption of alcohol)	S	Sec. 8.7.24 and Sec. 7.14
Dock, private	√	
Dock, Residential Community	√	
Marina, Residential	√	
Watercraft Launch/Ramp	√	
Utilities, major	S	
Utilities, minor	√	

Table 1

OI-T Uses

OI-T	√= Permitted Use L= Limited Use S=Special Use	Use Standards
Single-family detached	√	
Agriculture, personal	√	
Community Garden	√	
Park, general	√	
Library/community center	√	
Police/fire station or substation	√	
Child/adult day care home	L	Sec. 8.3.9 or Sec. 8.7.11
Child/adult day care center	L	Sec. 8.3.10 or Sec. 8.7.11
School, public or private (K-12)	√	Sec. 8.3.14 and Sec. 8.7.14
All places of worship	√	Sec. 8.3.15, Sec. 8.7.13, and Sec. 8.8.3(d)
Assisted living facility	√	
Personal care home, registered	√	Sec. 8.3.19
Personal care home, family	√	Sec. 8.3.19
Office, general	√	Sec. 8.4.1
Office, medical	S	Sec. 8.4.3
Art/photo studio; gallery	√	
Services, general	√	
Catering establishment	√	
Instructional studio or classroom	√	
Personal service shop	√	Sec. 8.4.28
Psychic; palmist; medium; fortune teller	√	
Repair-oriented services	√	
Retail consumption dealer (on premise consumption of alcohol)	S	Sec. 8.7.24 and Sec. 7.14
Bed and Breakfast Homestay	L	Sec.8.4.33
Bed and breakfast	L	Sec. 8.4.34
Utilities, major	S	
Utilities, minor	√	

Table 2

Table 3

Table 2: Development Standards		
Standards	RSF-6	OI-T
Lot Dimensions		
Lot area per unit (min sq. ft)	6,000	5,000
Lot width (min ft)	60	50
Building Setbacks (min ft)		
Front yard	20	20
Side (interior) yard	5	15
Side (street) yard	10	5
Rear yard	20	20
Rear yard (adjacent to street/lane)	n/a	n/a
From access easement	5	5
Building Separation	See Fire Code	See Fire Code
Building Coverage (max)	n/a	40%
Height (max ft)	n/a	36





AERIAL MAP

File: 22-000445-ZA
Address:
618 E. Montgomery Cross Rd.
Savannah, Ga
Aldermanic District: 4 - Palumbo
Commission District: 1 - Stone
Neighborhood: See Map
Property ID: See Map

20494 04023

Date: 2/4/2022



CHATHAM COUNTY - SAVANNAH
METROPOLITAN PLANNING COMMISSION
110 E. STATE ST. SAVANNAH, GA 31412-8246 PHONE 912-951-1440

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.



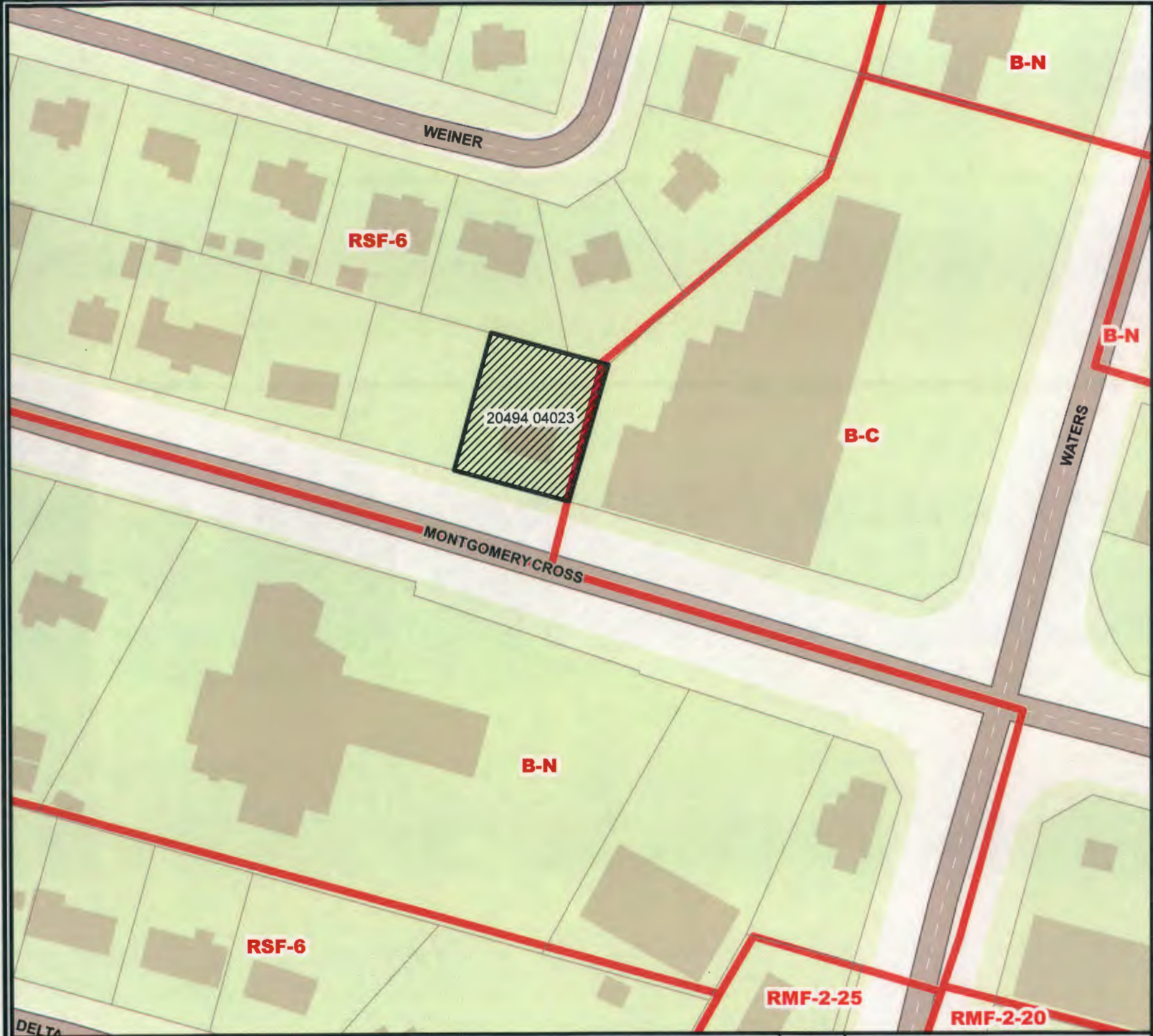
1 inch = 100 feet


D

ZONING MAP

File: 22-000445-ZA
Address:
618 E. Montgomery Cross Rd.
Savannah, Ga
Aldermanic District: 4 - Palumbo
Commission District: 1 - Stone
Neighborhood: See Map
Property ID: See Map

Current Property Zoning
is Primarily
RSF-6
Proposed Property Zoning:
OI-T



 ZONING

Date: 2/4/2022



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1 inch = 100 feet

D

VICINITY MAP

File: 22-000445-ZA
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Savannah, Ga
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Neighborhood: See Map
Property ID: See Map



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1 inch = 1,000 feet

Date: 2/4/2022



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TAX MAP

File: 22-000445-ZA
Address:
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Savannah, Ga
Aldermanic District: 4 - Palumbo
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Neighborhood: See Map
Property ID: See Map



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1 inch = 100 feet

Date: 2/4/2022



CHATHAM COUNTY - SAVANNAH
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110 E. STATE ST. SAVANNAH, GA 31412-8245 PHONE 912-651-1440

FUTURE LAND USE

File: 22-000445-ZA
Address:
618 E. Montgomery Cross Rd.
Savannah, Ga
Aldermanic District: 4 - Palumbo
Commission District: 1 - Stone
Neighborhood: See Map
Property ID: See Map



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

Date: 2/4/2022



CHATHAM COUNTY - SAVANNAH
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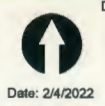
1 inch = 100 feet

LABEL MAP

File: 22-000445-ZA
Address: 618 E. Montgomery Cross 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.
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1 inch = 150 feet



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