



METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

DATE: MARCH 16, 2021
TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:
Petition File No. 21-000890-ZA
Aldermanic District – 6 Purtee

Property Owner: Martin George Grotheer Jr.
Address: 11901 Middleground Road
Petitioner: Karan Patel
PIN: 20782 02006

MPC ACTION: **Approval** of the requested rezoning from an RSF-20 (Single Family Residential) zoning classification to a B-N (Neighborhood Business) zoning classification.

MPC STAFF RECOMMENDATION: **Approval** of the requested rezoning from an RSF-20 (Single Family Residential) zoning classification to a B-N (Neighborhood Business) zoning classification.

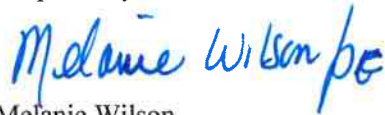
MEMBERS PRESENT: 11 + Secretary

Karen Jarrett, Secretary	Dwayne Stephens
Eula Parker	Malik Watkins
Laureen Boles	Tom Woiwode
Michael Brown	
Travis Coles	
Elizabeth Epstein	
Joseph Ervin	
Ruel Joyner	
Wayne Noha	

PLANNING COMMISSION VOTE: Approve Staff Recommendation (12-0)

APPROVAL Votes: 12	DENIAL Votes: 0	ABSENT
Jarrett Parker Boles Brown Coles Epstein Ervin Joyner Noha Stephens Watkins Woiwode		Smith Welch

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: March 16, 2021

SUBJECT: Rezone 11901 Middleground Road from RSF-20 to B-N
Martin George Grotheer Jr., Owner
Karan Patel, Petitioner
PIN: 20782 02006
Acreage: .78 acres
Aldermanic District: 6 (Purtee)
County Commission District: 6 (Whitely)
File No. 21-000890-ZA

Kiakala Ntemo, MPC Project Planner

ISSUE:

The petitioner is requesting to rezone .78 acres (33,825 sq. ft.) of property at the southwest corner of the intersection of Middleground Road and Dutchtown Road from a RSF-20 (Single Family Residential) zoning classification to a B-N (Neighborhood Business) zoning classification.

BACKGROUND:

The subject property is a residentially zoned parcel in the Wilshire Estates neighborhood developed with a 1,764 sq ft single-family home located on Middleground Road, a road classified as a minor arterial per Appendix A-1 of the Savannah Zoning Ordinance. The property has approximately 188 feet of frontage on Middleground Road and 164 feet of frontage on Dutchtown Road. Other than the zoning update of 2019, there have been no recent rezoning's in the immediate vicinity.

FACTS AND FINDINGS:

1. **Public Notice:** 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.

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	Multi Family Residential/Retirement Facility	RMF-3-10
East	Multi-tenant commercial/Church and School	B-N/OI-E
South	Former Residence	B-L
West	Church	RSF-20

Many of the properties in the immediate area that front Middleground Road are large parcels developed with non-residential uses, such as institutional and commercial developments, typical uses that would front a 4 laned arterial road such as Middleground Road. There is a gas station convenience store south of the subject property at the corner of Middleground Road and Mohawk Street zoned B-N.

3. **Future Land Use:** The Comprehensive Plan Future Land Use Map designates the subject property as Residential General. The proposed zoning district is not consistent with this classification. However, it would be consistent with the proposed upcoming future land use map. This subject property is proposed to be categorized as Suburban Commercial on upcoming future land use map.

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. A limited number of nonresidential uses are allowed that are compatible with single-family residential uses.”

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 B-N (Neighborhood Business) Zoning District:**
 - a. **Intent of the B-N District:** “The B-N district is established to permit small-scale, neighborhood-oriented nonresidential uses and upper story residences. This district is intended to provide for limited commercial opportunities in a walkable environment and to reduce or prevent impacts on adjacent or nearby residential uses. Uses in this district are intended to be located primarily on collector or arterial streets within convenient traveling distance from neighborhoods which they will serve.”
 - 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 property has two existing driveway cuts on Middleground Road; currently there are no driveway cuts on Dutchtown Road. The applicant has submitted a conceptual site plan that shows one of the driveway cuts on Middleground Road to be eliminated (remaining driveway cut 30 ft in width) and the addition of a driveway cut (24 feet in width) on to the property coming from Dutchtown Road. Dutchtown Road is classified as a collector street.
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 B-N zoning district are more suitable at this location than the range of uses permitted in the RSF-20 district. B-N would permit a greater variety of potential uses and amenities to the number of residences in the nearby residential zoning districts.

- 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 neighborhood businesses in the City of Savannah; however, zoning for B-N at this location would be an addition to the business stock and available resources to the immediate vicinity.

b. Compatibility

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

Staff Comment: The properties adjacent to and nearby the subject property are nonresidential with the exception of the retirement community on the north side of Dutchtown Road. The rezoning of the subject property to B-N would not likely adversely impact the existing use or usability of the properties in the immediate area.

- 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: There is a common theme of nonresidential uses at the intersection of Middleground Road and Dutchtown Road. The rezoning to B-N would be compatible to the zoning of the property directly across the street on Middleground Road, which is also zoned B-N.

- 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: It appears the parcel abutting the subject property to the south, which is zoned B-L, was once used as a residential dwelling. This indicates that a detached residential use near the intersection of Middleground Road and Dutchtown Road had been converted into a nonresidential use which supports the rezoning of the subject property from residential to B-N.

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 zoning proposal is not in conformity with the current future land use map. However, the zoning proposal is compatible with the proposed upcoming 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: The property meets the dimensional standards for residential housing to be developed. However, close approximation to a highway of such classification makes residential use less desirable.

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: The subject property has adequate infrastructure present for the permitted uses of the proposed zoning 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 property is within 3,000 feet of a military base or within the other listed zones. Due to proximity, the following additional criteria shall be considered. In addition to these criteria, any development of the property should include consideration of the effects of sound transmission into any residential buildings.

(1) Whether the zoning proposal will permit a use that is suitable in view of the use of adjacent or nearby property within 3,000 feet of a military base, military installation, or military airport.

Staff Comment: The zoning proposal will permit a use that is similar in nature to property within 3,000 feet of the military installation.

(2) Whether the zoning proposal will adversely affect the existing use or usability of nearby property within 3,000 feet of a military base, military installation, or military airport.

Staff Comment: The zoning proposal will not affect the existing use or usability of nearby property within 3,000 feet.

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

Staff Comment: The property does appear to have a reasonable economic use as currently zoned. However, the zoning proposal use would increase the economic value of the property.

(4) Whether the zoning proposal will result in a use which will or could cause a safety concern

with respect to excessive or burdensome use of existing streets, transportation facilities, utilities, or schools due to the use of nearby property as a military base, military installation, or military airport.

Staff Comment: The zoning proposal will not likely result in a use which will or could cause a safety concern with respect to excessive or burdensome use of existing streets, transportation facilities, utilities, or schools due to the use of nearby property as a military base.

(5) If the local government has an adopted land use plan and whether the zoning proposal is in conformity with the policy and intent of the land use plan.

Staff Comment: The local government has a future land use component within its adopted land use plan which does not support or conform with the zoning proposal. However, the zoning proposal is supported by the upcoming updated version of the future land use map.

POLICY ANALYSIS:

Per the City's current Comprehensive Plan, the subject property's future land use category is labeled as Residential General. This future land use category is defined as an area with a wide range of residential uses including multi-family dwellings, attached dwellings, small lot single-family dwellings at densities greater than 10 units per gross acre. Since the adoption of the current Comprehensive Plan, the development pattern of the immediate area has transformed. The widening of Middleground Road decades ago has created the conditions that has made the road more fitting for commercial and institutional uses rather than residential uses. The subject property is the only single-family residence on the portion of Middleground Road between Dutchtown Road and Abercorn Street. The two abutting properties to the south were former single-family residences that have been converted into office use. Although the rezoning proposal is inconsistent with the future land use of the current Comprehensive Plan, the existing development pattern and land use surrounding the subject property supports the proposed zoning.

ALTERNATIVES:

1. Recommend approval of the staff recommendation.
2. Deny the petitioner's request.

RECOMMENDATION: **Approval** of the requested rezoning from an RSF-20 (Single Family Residential) zoning classification to a B-N (Neighborhood Business) zoning classification.

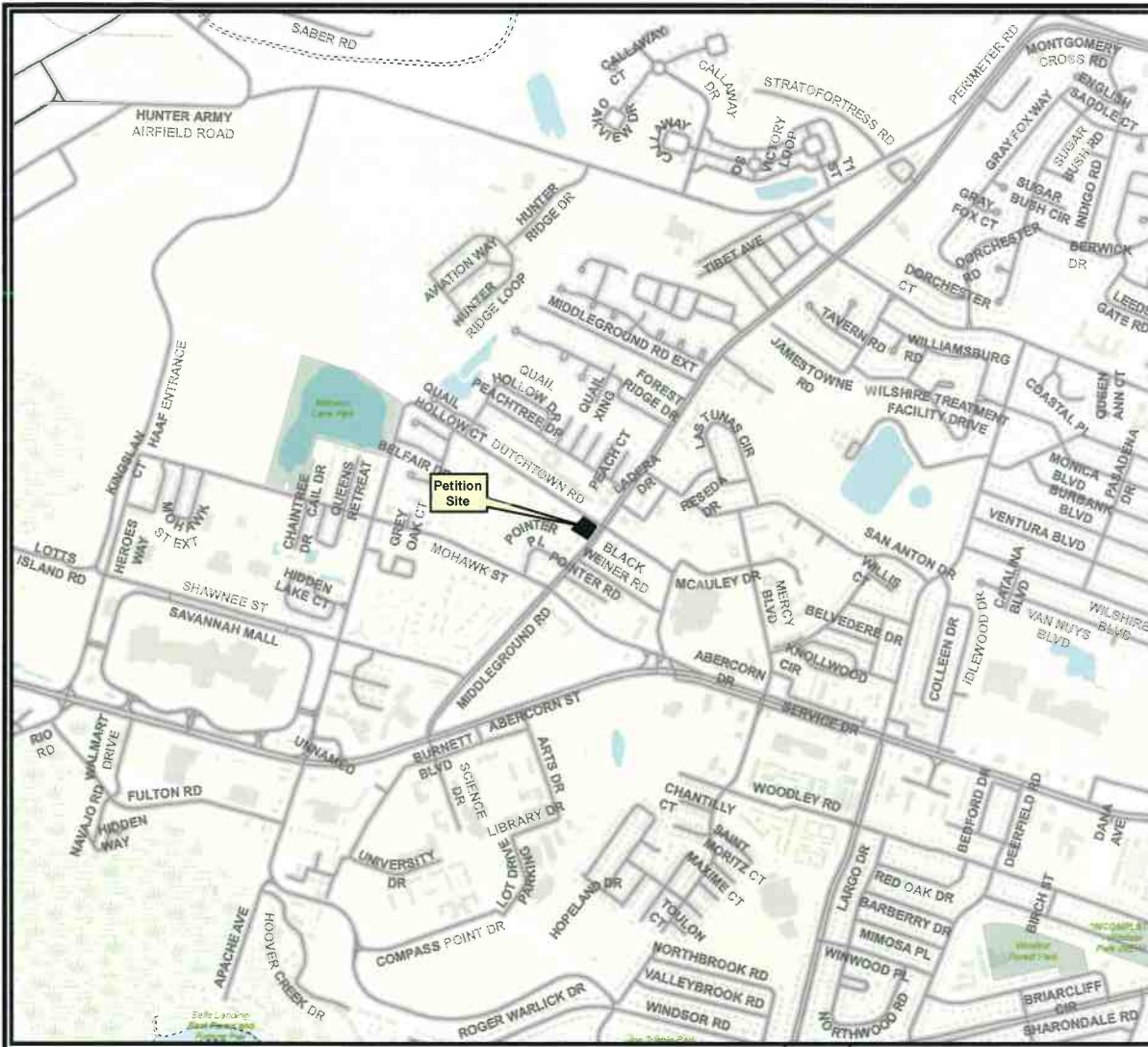
Note: Staff recommendation could change based on information gathered during the public hearing.

Table 1: Comparison of Principal Uses for RSF-20 (Existing) and B-N (Proposed Zoning Districts)	
RSF-20	B-N
Single-family detached	Upper story residential
Cluster development	Child caring institution
Agriculture, personal	Agriculture, personal
Community garden	Community Garden
Park, general	Park, general
Library/community center	Library/community center
Police/fire station or substation	Museum
Child/adult day care home	Post office
Child/adult day care center	Police/fire station or substation
School, public or private (K-12)	Emergency Medical Services (EMS) substation/
All places of worship	Ambulance Service
Personal care home, registered	Shelter, transitional
Golf course	Child/adult day care center
Retail consumption dealer	Child/adult care center, 24 hour
Dock, private	College, university, seminary
Dock, residential community	Educational building used by a college, university or
Marina, residential	seminary
Watercraft launch/ramp	School, public or private (K-12)
Utilities, major	School, trade, vocational or business
Utilities, minor	All places of worship
	Hospice
	Nursing home
	Assisted living facility
	Personal care home, registered
	Office, general
	Call center
	Office, medical
	Office, utility/contractor
	Studio/multimedia production facility
	Indoor amusement
	Indoor sports facility
	Teen Club
	Theater/cinema/performing arts
	Retail, general
	Art/photo studio; gallery

	Convenience Store
	Fuel/gas station
	Food-oriented retail
	Garden center
	Pawnshop
	Pharmacy
	Services, general
	Animal services, indoor
	Bank
	Body art services
	Business support services
	Catering establishment
	Check cashing; Title Pawn
	Funeral home; mortuary (not including crematorium)
	Hall, banquet or reception
	Event Venue
	Instructional studio or classroom
	Laundromat; Dry-cleaning/laundry/drop-off facility
	Dry Cleaner/Laundry, Neighborhood
	Personal service shop
	Psychic; palmist; medium; fortune teller
	Repair-oriented services
	Self-service storage facility
	Distillery, craft
	Bar; tavern
	Restaurant
	Food Truck Park
	Retail consumption dealer (on premise consumption of alcohol)
	Ancillary retail dealer (off-premise 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
	Inn
	Short-term vacation rental

	Vehicle sales, rentals and leasing
	Moped/motor scooter sales, rentals, and leasing
	Vehicle service, minor
	Vehicle service, major
	Vehicle towing and impound facility
	Vehicle wash, full or self-service
	Artisan/Craft
	Parking facility
	Utilities, major
	Utilities, minor

Table 2. Comparison of Development Standards			
Standards	RSF-20 (residential development)	RSF-20 (non-residential development)	B-N
Lot Dimensions			
Lot area (min sq. ft)	20,000	20,000	n/a
Lot width (min ft)	80	100	n/a
Building Setbacks (min ft)			
Front yard	30	30	15
Side (interior) yard	10	20	n/a
Side (street) yard	15	20	15
Rear yard	30	30	n/a
From access easement	5	5	5
Building Separation	See Fire Code	See Fire Code	See Fire Code
Building Coverage (max)	40%	40%	n/a
Height (max ft)	40	40	40
Parking Area Setback (min ft)			
From collector or arterial street rights-of-way	n/a	15	15
From local street rights-of-way	n/a	10	10
Abutting lane, property line or access easement	n/a	5	5



VICINITY MAP

21-000890-ZA
 11901 Middleground Rd
 Savannah, Ga
 Aldermanic District: 6 (Purtee)
 Commission District: 6 (Whitely)
 Neighborhood: See Map
 PIN(s): See Map

Petition 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 = 1,500 feet



Date: 2/23/2021

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



AERIAL MAP

21-000890-ZA
11901 Middleground Rd
Savannah, Ga
Aldermanic District: 6 (Purtee)
Commission District: 6 (Whitely)
Neighborhood: See Map
PIN(s): See Map

20782 02006

Date: 2/23/2021



CHATHAM COUNTY - SAVANNAH
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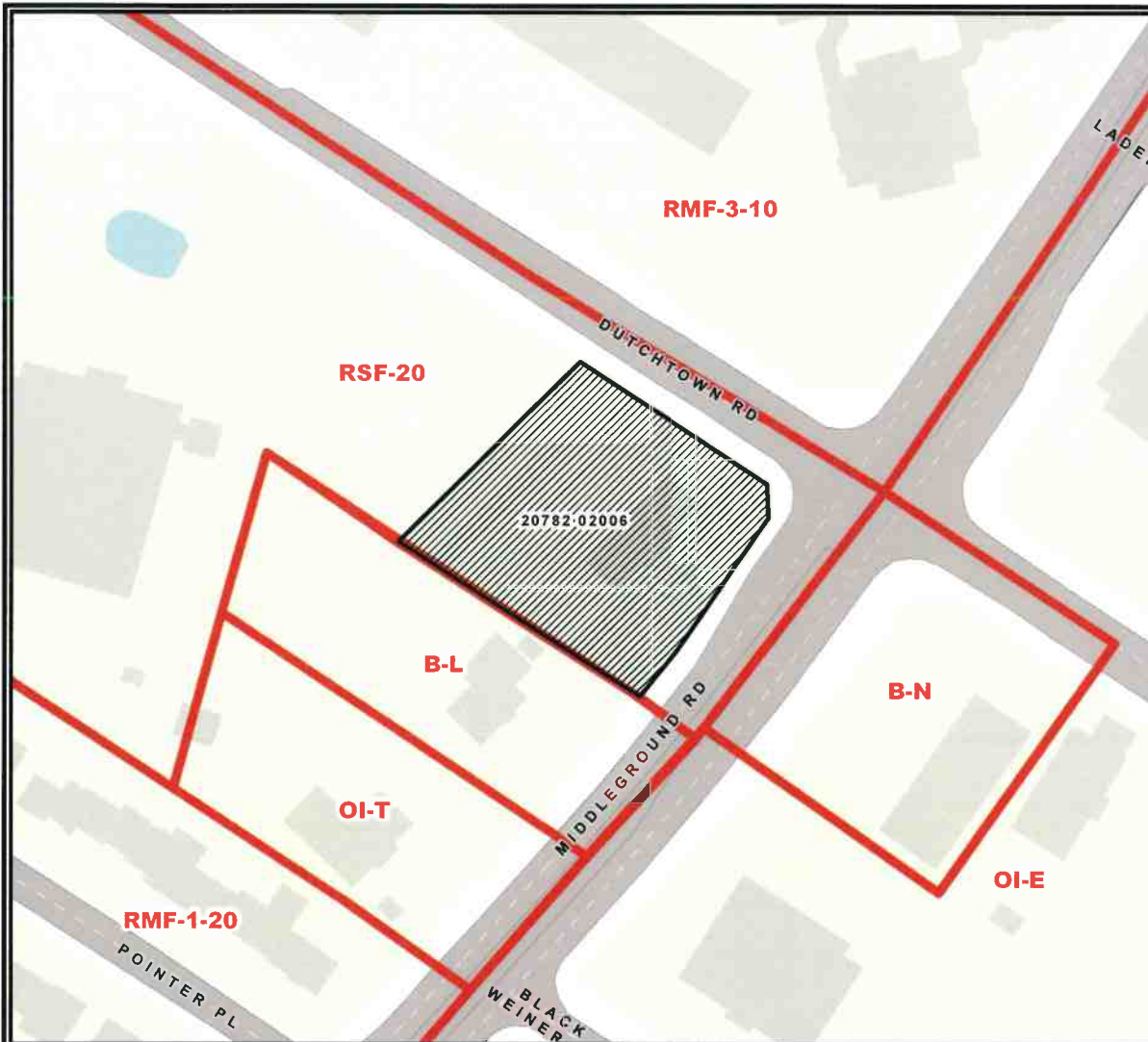
1 inch = 100 feet

ZONING MAP

21-000890-ZA
 11901 Middleground Rd
 Savannah, Ga
 Aldermanic District: 6 (Purtee)
 Commission District: 6 (Whitely)
 Neighborhood: See Map
 PIN(s): See Map

Current property zoning(s) is primarily
 RSF-20
 Proposed property zoning:
 B-N

City of Savannah NewZo Zoning When Applicable



Date: 2/23/2021



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FUTURE LAND USE

21-000890-ZA
 11901 Middleground Rd
 Savannah, Ga
 Aldermanic District: 6 (Purtee)
 Commission District: 6 (Whitely)
 Neighborhood: See Map
 PIN(s): See Map



- Residential- General
- Civic/Institutional
- Open Water

Date: 2/23/2021



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1 inch = 100 feet



Image capture: Jul 2019 © 2021 Google

Savannah, Georgia



Street View





Image capture: Jul 2019 © 2021 Google

Savannah, Georgia



Street View

