



**MEMORANDUM**

TO: The Mayor and Aldermen of the City of Savannah

FROM: Candra Teshome, Planning and Zoning Liaison

DATE: May 14, 2020

SUBJECT: Rezoning of W Montgomery Cross Roads (PIN 20700 01002)  
File No. 20-001808-ZA

**Petitioner's Request**

Petition of Bridget Lidy on behalf of the Mayor and Aldermen to rezone the property at 325 West Montgomery Cross Roads (PIN 20700 01002) from RMF-2-10 (Residential Multifamily 2-10 units per acre) to OI (Office and Institutional) (File No. 20-001808-ZA).

**Background Information**


Request to rezone one parcel comprising approximately 1.95 acres from the RMF-2-10, (Residential Multi-Family-2-10) zoning district to the O-I (Office Institutional) zoning district. This represents a scrivener's error that was not corrected prior to the adoption of the City's Zoning Ordinance and the Official Zoning Map (NewZO) on July 18, 2019.

Jaco Savannah Realty, Inc. owned two contiguous parcels (PINs 20644 01017 and 20644 01016) and the subject parcel, which is located west across Savannah Square Drive. Upon the adoption of NewZO in July 2019, the two contiguous parcels were rezoned from PUD-M-12 (PIN 20644 01016) to O-I, Office Institutional and split zoning of PUD-IS and P-R-M-12 (PIN 20644 01017) to O-I, Office Institutional. The subject property was inadvertently rezoned, under the new ordinance, from PUD-M-12 to RMF-2-10, Residential Multi-family-2-10.

On or about November 25, 2019, the property owners were issued an approval for the construction of a 9,050 square feet building with additional parking areas proposed on the subject site. The parcel addressed 325 W Montgomery Cross Road (PIN 20644 01017) received approval, per File No. 18-006876-PLAN and this approval included all three parcels referenced above. This plan was reviewed and approved under the previous zoning ordinance. With the adoption of NewZO, the subject parcel was inadvertently rezoned to RMF-2-10, instead of O-I.

This petition is to correct the error by rezoning the parcel to the previously intended O-I zoning district to avoid future complications with the parcel's potential status as a non-conforming use.

The Future Land Use (FLU) Category must be revised from the Residential – General



designation to the Office and Institutional-Expanded (OI-E); Office and Institutional (OI);  
or Office and Institutional-Transition (OI-T) FLU category.