



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: JUNE 26, 2018

TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH

FROM: METROPOLITAN PLANNING COMMISSION

SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

Petition to Rezone Property
Montgomery Street Partners, LLC
Harold Yellin/Joshua Yellin, Agents
West 32nd Street and Martin Luther King, Jr. Boulevard
Aldermanic District: 2 (Durrence)
County Commission District: 2 (Holmes)
Property Identification Number: 2-0066-10-009 and 2-0066-10-008
File No. 18-002953-ZA

MPC ACTION:

Approval of the request to rezone two parcels located at the corner of Martin Luther King Jr. Boulevard and West 32nd Street from the B-G (General Business) zoning district to the TC-2 (Traditional Commercial, Mid-City Zoning) district.

MPC STAFF RECOMMENDATION:

Approval of the request to rezone two parcels located at the corner of Martin Luther King Jr. Boulevard and West 32nd Street from the B-G (General Business) zoning district to the TC-2 (Traditional Commercial, Mid-City Zoning) district with the **condition** that the properties be subject to the maximum ground floor area standard of 10,000 square feet and also be subject to the rear yard setback standard of 10 feet as originally required.

MEMBERS PRESENT: 9 + Chairman

Joseph Ervin, Chairman	Linder Suthers
Thomas Branch	Joseph Welch
Travis Coles	Tom Woiwode
Ellis Cook	
Karen Jarrett	
Lacy Manigault	
Tanya Milton	

PLANNING COMMISSION VOTE: Approve Staff Recommendation (7-3)

APPROVAL Votes: 7	DENIAL Votes: 3	ABSENT
Branch Cook Coles Jarrett Manigault Milton Welch	Ervin Suthers Woiwode	Smith Hernandez

Respectfully submitted,



Melanie Wilson
Executive Director

/jh

Enclosure

cc Luciana Spracher, Interim Clerk of Council
Brooks Stillwell, City Attorney
Lester B. Johnson, Assistant City Attorney
Jennifer Herman, Assistant City Attorney
Beth Barnes, Department of Inspections





Chatham County - Savannah Metropolitan Planning Commission

June 26, 2018 Regular MPC Meeting

Title

REZONING MAP AMENDMENT | Harold Yellin and Joshua Yellin as Agents for Montgomery Street Partners, LLC | Request to rezone property from B-G (General Business) to TC-2 (Traditional Commercial, Mid-City District) | Martin Luther King Jr. Boulevard and West 32nd Street (2 Parcels) | 18-002953-ZA

Description

A request to rezone two parcels located on the block between West 31st Street to the north, Montgomery Street to the east, West 32nd Street to the south and Martin Luther King, Jr. Boulevard to the west from B-G (General Business) to TC-2 (Traditional Commercial, Mid-City District).

Recommendation

Staff recommends **approval** of the request to rezone two parcels located at the corner of Martin Luther King Jr. Boulevard and West 32nd Street from the B-G (General Business) zoning district to the TC-2 (Traditional Commercial, Mid-City Zoning) district with the **condition** that the properties be subject to the maximum ground floor area standard of 10,000 square feet and also be subject to the rear yard setback standard of 10 feet as originally required.

Staff also recommends **approval** to remove Section 8-3216(4)(b) from the Mid-City District Ordinance.

Contact

Financial Impact

Review Comments

Attachments

- 🔗 [TC-2 Zoning Map.pdf](#)
- 🔗 [Council Minutes - Draft Ordinance 18-000495-ZA.pdf](#)
- 🔗 [Maps and Images 2953.pdf](#)
- 🔗 [BG List of Uses.pdf](#)
- 🔗 [TC-2 List of Uses.pdf](#)
- 🔗 [Staff Report-18-002953-ZA-MAP.pdf](#)



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

TO: The Mayor and Alderman

FROM: The Planning Commission

DATE: June 26th, 2018

SUBJECT: Petition to Rezone Property
Montgomery Street Partners, LLC
Harold Yellin/Joshua Yellin, Agents
West 32nd Street and Martin Luther King, Jr. Boulevard
Aldermanic District: 2 (Durrence)
County Commission District: 2 (Holmes)
Property Identification Number: 2-0066-10-009 and 2-0066-10-008
MPC File No. 18-002953-ZA

Issue:

A request to rezone two parcels located on the block between West 31st Street to the north, Montgomery Street to the east, West 32nd Street to the south and Martin Luther King, Jr. Boulevard to the west from B-G (General Business) to TC-2 (Traditional Commercial, Mid-City District).

Background:

In April of 2018, the Mayor and Aldermen for the City of Savannah adopted a text amendment (File No. 18-000495-ZA) to amend the TC-2 Mid-City Zoning District standards related to the following:

1. To eliminate the maximum ground floor area of 10,000 square feet for any building located within a TC-2 zoning district;
2. To eliminate the rear yard setback requirement of 10 feet for any building located within a TC-2 zoning district.

The text amendment was specifically requested to apply only for properties zoned TC-2 when located within the block bound to the north by West 31st Street, to the east by Montgomery Street, to the south by West 32nd Street and to the west by Martin Luther King Jr. Boulevard.

In conjunction with this particular text amendment, a rezoning application (File No. 18-000496-ZA) requesting to rezone 6 parcels located within the same block from the B-G

(General Business) and B-C (Community Business) zoning classifications to the TC-2 (Traditional Commercial, Mid-City Zoning) district was approved by City Council. At that time, two undeveloped parcels, approximately 0.25 acres in size and located at the corner of Martin Luther King Jr. Boulevard and West 32nd Street, were specifically left out of this request as the petitioner was unable to acquire the two properties at that time. They have since purchased the two properties and now wish to rezone from B-G (General Business) to TC-2 (Traditional Commercial, Mid-City Zoning). The purpose for rezoning these properties is to develop a multi-family apartment building with on-site parking and ground level commercial uses.

The requested TC-2 zoning district is specific to the Mid-City Planned Neighborhood Conservation district which was adopted in 2005. The TC-2 district is one of four zoning districts identified in the Mid-City District ordinance (Article K) and was established to allow for additional uses not originally identified under the TC-1 district, and to allow development with greater building footprints. Few properties are currently zoned TC-2 with a majority being located along the Victory Drive corridor. Recently, however, two parcels located at Montgomery Street and West 31st Street and six properties located within the block bound by West 31st Street, Montgomery Street, Martin Luther King Jr. Boulevard and West 32nd Street, have been rezoned to TC-2.

Some of the incentives for rezoning property to the TC-2 district, particularly for property located within the Martin Luther King Jr. Boulevard and Montgomery Street Urban Redevelopment Area (URA), is to allow for unlimited residential density (but require a 300-square foot minimum floor area per dwelling unit), and to allow an increased maximum building height up to four (4) stories/55 feet within the URA. Incentives for development within this area also include property tax exemption/abatement for a period of 10 years, as well as the exemption/abatement of other taxes and fees (e.g., occupational taxes, permit fees).

Facts and Findings:

1. **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 on June 5th, 2018. Public notice was also posted on-site.
2. **Existing Zoning and Development Pattern:** The land uses and zoning districts surrounding the subject site include:

<u>Location</u>	<u>Land Use</u>	<u>Zoning</u>
North	Service Garage, Vacant	B-G [1] & TC-2 [2]
South	Vacant	B-C [3]

East	Residential	TC-2
West	Arterial Street	B-G & B-G/P-N-C [4]

- [1] General Business
- [2] Traditional Commercial, Mid-City District Zoning
- [3] Community Business
- [4] General Business, Cuyler-Brownsville District Zoning

3. Existing B-G (General Business) Zoning District:

- a. **Intent of the B-G District:** The intent and purpose of the B-G district is to “create and protect areas in which heavy commercial and certain industrial-like activities are permitted.”
- b. **Permitted Uses:** The permitted uses for the B-G zoning districts are attached.
- c. **Development Standards:** The development standards for the B-G zoning district are shown in **Table 1**.

4. Proposed TC-2 (Traditional Commercial, Mid-City District:

- a. **Intent of the TC-2 District:** The intent and purpose of the TC-2 district is to “ensure the vibrancy of historic mixed-use neighborhoods with traditional development patterns characteristic of Savannah from 1890 to 1930 during the streetcar and early automobile era. The district provides for arterial commercial corridors that traverse historic neighborhoods and serve through traffic and as well as local markets.”
- b. **Proposed Uses:** The permitted uses for the TC-2 zoning districts are attached.
- c. **Development Standards:** The development standards for the TC-2 district are shown in **Table 2**.

- 5. **Land Use Element:** The Chatham County-Savannah Comprehensive Plan Future Land Use Map designates the subject property as Traditional-Commercial. As provided in the Comprehensive Plan, the purpose of the Traditional-Commercial classification is to allow for “Business areas in close proximity to downtown or in outlying historically settled areas having development patterns characteristic of the Planned Town, Streetcar, and Early Automobile eras. This category includes residential uses that are compatible with the character of adjacent neighborhoods.” The proposed TC-2 District and proposed mixed-use building would be consistent with this FLUM classification.

6. **Public Services and Facilities:** The property is served by the City of Savannah Police Department (Central Precinct), Fire Department (District 5) and has City water and sanitary sewer services.
7. **Transportation Network:** The property abuts Martin Luther King Jr. Boulevard (arterial street) to the west and West 32nd Street to the south (local street).

Chatham Area Transit (CAT) has one bus route on Montgomery Street (Route 4-Barnard). Route 25 includes MLK Jr. Boulevard.

SUMMARY OF FINDINGS

1. *Will the proposed zoning district permit uses that would create traffic volumes, noise level, odor, airborne particulate matter, visual blight, reduce light or increased density of development that would adversely impact the livability or quality of life in the surrounding neighborhood?*

Yes ___ No X

2. *Will the proposed zoning district permit uses that would adversely impact adjacent and nearby properties by rendering such properties less desirable and therefore less marketable for the type of development permitted under the current zoning?*

Yes ___ No X

3. *Will the proposed zoning district permit uses that would generate a type or mix of vehicular traffic on a street or highway that is incompatible with the type of land use development along such street or highway?*

Yes ___ No X

4. *Will the proposed zoning district permit uses that would generate greater traffic volumes at vehicular access points and cross streets than is generated by uses permitted under the current zoning district to the detriment of maintaining acceptable or current volume capacity (V/C) ratio for the streets that provide vehicular access to the proposed zoning district and adjacent and nearby properties?*

Yes ___ No X

5. *Will the proposed zoning district permit uses or scale of development that would require a greater level of public services such as drainage facilities, utilities, or*

safety services above that required for uses permitted under the current zoning district such that the provision of these services will create financial burden to the public?

Yes ___ No X

6. *Will the proposed zoning district permit uses or scale of development that would adversely impact the improvement or development of adjacent and nearby properties in accordance with existing zoning regulations and development controls deemed necessary to maintain the stability and livability of the surrounding neighborhood?*

Yes ___ No X

7. *Will the proposed zoning district permit development that is inconsistent with the comprehensive land use plan?*

Yes ___ No X

ALTERNATIVES:

1. Approve the petitioner's request.
2. Deny the petitioner's request.
3. Deny the petitioner's request and approve an alternative.

POLICY ANALYSIS:

Rezoning the subject properties to the TC-2 zoning district would bring the site into the Mid-City local historic district and would promote a development pattern, apply development standards and allow specific uses that would be compatible with the surrounding neighborhood. To remain B-G would allow for more intensive commercial, and some light-industrial uses to be permitted in a redeveloping area that is currently attracting multifamily and retail/commercial land uses. The TC-2 district would also allow for more residential units to be located within the corridor and would encourage neighborhood and community-serving uses to be established in close proximity to residential uses. The TC-2 zoning district is recommended for approval.

RECOMMENDATION:

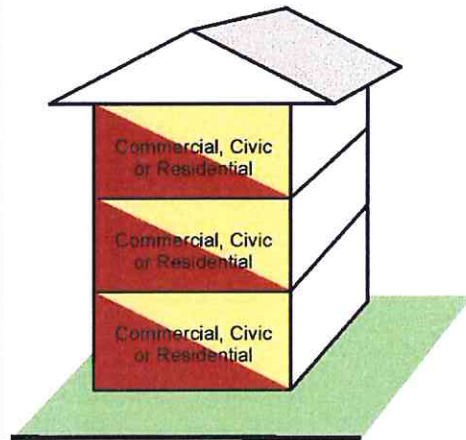
The Planning Commission recommends **approval** of the request to rezone two parcels located at the corner of Martin Luther King Jr. Boulevard and West 32nd Street from the B-G (General Business) zoning district to the TC-2 (Traditional Commercial, Mid-City Zoning) district.

Table 1: Development Standards for the Existing B-G Zoning District	
	B-G District
Minimum Lot Area Per Dwelling Unit	1-F: 6,000 sf 2-F: 3,600sf MF (3-4 units): 2,500 sf MF (5-6 units): 2,150 sf MF (7-8 units): 2,000 sf MF (9+ units): 1,900 sf Non-residential: n/a
Minimum Lot Width	Residential: 60 ft Nonresidential: n/a
Front Yard Setback	From the centerline of the following streets: Freeway: 90 ft Major Arterial: 50 ft Secondary Arterial: 40 ft Collector: 30 ft Residential: 30 ft Access Easement: 36 ft
Minimum Side Yard Setback	20 ft [1]
Minimum Rear Yard Setback	20 ft [2]
Maximum Height	n/a
Maximum Building Coverage	n/a
Maximum Density	n/a

[1] 10 feet only if the abutting property is in a Residential (“R”) district;

[2] If the “adjoining yard” is within a Residential (“R”) district, the setback of the “R” district is required. If the adjacent yard is not zoned with an “R” district, then no setback is required.

Table 2: Proposed TC-2 District Development Standards



Ground Floor

Commercial or civic (see use table in 8-3216(2)(a))

Upper Floors

Residential, civic or commercial (see use table in 8-3216(2)(a)). No residential use allowed below a commercial use.

Ground Floor Area

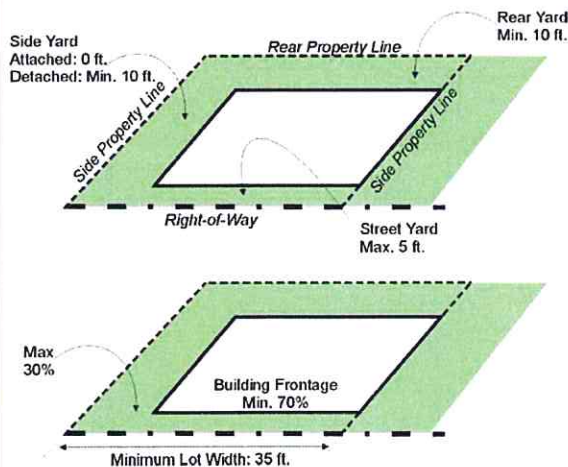
10,000 square feet maximum

Residential Density

30 units per gross acre maximum

36 units per gross acre maximum for designated affordable housing

For parcels within the MLK/Montgomery Urban Redevelopment Area, see Sec. 8-3216(4)(a).



Lot Area: 2,200 SF minimum for attached residential. 3,000 SF minimum for all other uses.

Lot Width: 35 feet minimum

Building Frontage: 70% of lot width minimum

Street Yard

Average street yard for all contributing structures on the block face;

Blocks without contributing structures, 5 feet maximum

Rear Yard: 10 feet minimum

Side Yard: 0 feet on any attached side or abutting TC-1 or TC-2 zoning; all other sides, 10 feet minimum

