



METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

DATE: DECEMBER 11, 2018
TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

**Petition of Geyer Morris Company, J&C Partnership, Owner
Harold Yellin, Agent
1932 East Montgomery Crossroads
PIN(s): 2-0429-01-011
Lot Size: 2.05 Acres
Aldermanic District: 4: Miller
County Commission District 1: Stone
MPC File No. 18-006339-ZA**

MPC ACTION:

Approval of the request to rezone the subject property from a P-RM-25 (Planned Multifamily Residential – 25 units per acre) zoning classification to a BN (Neighborhood Business) zoning classification with the condition that any General Development Plan submitted for the subject property be approved by the Planning Commission.

MPC STAFF RECOMMENDATION:

Approval of the request to rezone the subject property from a P-RM-25 (Planned Multifamily Residential – 25 units per acre) zoning classification to a BN (Neighborhood Business) zoning classification with the condition that any General Development Plan submitted for the subject property be approved by the Planning Commission.

MEMBERS PRESENT: 8+ Chairman

Joseph Ervin, Chairman
Travis Coles
Ellis Cook
Roberto Hernandez
Lacy Manigault
Wayne Noha
Eula Parker

Linder Suthers
Tom Woiwode

PLANNING COMMISSION VOTE: Approve Staff Recommendation (8-1)

APPROVAL Votes: 8	DENIAL Votes: 1	ABSENT
Ervin Cook Coles Hernandez Manigault Noha Parker Woiwode	Suthers	Branch Jarrett Milton Smith Welch

Respectfully submitted,



Melante 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

December 11, 2018 Regular MPC Meeting

Title

REZONING MAP AMENDMENT | 1932 East Montgomery Crossroads | Rezone from P-RM-25 (Multi family Residential - 25 Units per acre) to B-N (Neighborhood Business) | File No: 18-006339-ZA

Description

Petition of Geyer Morris Company, J&C Partnership, Owner
Harold Yellin, Agent
1932 East Montgomery Crossroads
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Lot Size: 2.05 Acres
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Marcus Lotson, Project Planner

Recommendation

Approval of the request to rezone the subject property from a P-RM-25 (Planned Multifamily Residential – 25 units per acre) zoning classification to a BN (Neighborhood Business) zoning classification with the condition that the General Development Plan be approved by the Planning Commission.

Contact

Financial Impact

Review Comments

Attachments

- 📎 [Maps.pdf](#)
- 📎 [Permitted Uses in the BN.pdf](#)
- 📎 [RM- List of Uses.pdf](#)
- 📎 [Staff Report - 6339.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 Aldermen

FROM: The Planning Commission

DATE: December 11, 2018

**SUBJECT: Petition of Geyer Morris Company, J&C Partnership, Owner
Harold Yellin, Agent
1932 East Montgomery Crossroads
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Marcus Lotson, Project Planner

ISSUE:

The petitioner is requesting to rezone property at 1932 East Montgomery Crossroads, from a P-RM-25 (Planned Multifamily Residential – 25 units per acre) zoning classification to a BN (Neighborhood Business) zoning classification.

BACKGROUND:

The subject property is located at the northeast corner of the intersection of East Montgomery Crossroads and Varnedoe Drive. It is zoned for and developed as multifamily residential. There are four 2- story residential buildings on site with 8 units in each building. The property was rezoned from R-6 (single family residential) and P-RM-15 (multifamily residential 15 units per acre) to the current zoning classification in 1986. The apartments were built in 1987 and appear to be partially occupied. The current owner, J&C Partnership, purchased the property in 2003.

FINDINGS:

1. **Public Notice:** A notice of the proposed rezoning was sent to all owners within 300 feet of the subject site and signs were posted at the site. The applicant has contacted the closest neighborhood association (Sandfly), MPC staff did not take part in those discussions.

2. **Zoning:** The subject site is currently zoned P-RM-25 (Planned multifamily residential – 25 units per acre). The extension of the Truman Parkway and the widening of Montgomery Crossroads has intensified vehicular traffic between Skidaway Road and Abercorn Street significantly. These changes have also led to redevelopment and rezoning in the immediate vicinity to include shopping centers, restaurants and offices.
3. **Existing Development Pattern:** The predominant land use within the vicinity of the subject property is a mix of commercial, institutional and residential. The land uses and zoning districts surrounding the subject property include:

<u>Location</u>	<u>Land Use</u>	<u>Zoning</u>
North	Chatham County Public Works	PUD-IS-B [1]
East	Office	I-P [2]
South	Retail Shopping Center	PUD-BC [3]
West	Multifamily residential	P-RM-25

[1] Planned Unit Development - Institutional

[2] Institutional Professional

[3] Planned Unit Development – Community Business

4. **Transportation Network:** The property is accessed via existing curb cuts on Montgomery Crossroads and Varnedoe Drive. Montgomery Crossroads is classified as major arterial and has an average daily vehicle trip count of 18,700.

Transit (bus) service is available at the subject property via route 20 Skidaway / Sandfly. Dedicated stops are east and south of the subject property.

5. **Public Services and Facilities:** The property is served by the Metropolitan Police Department, City fire protection and City water and sewer services.

6. **Existing RM Base Zoning District:**

a. **Intent of the R-M District:** The purpose of this district shall be to provide areas for multi-family development and compatible nonresidential development. The Net dwelling unit density for this zone shall be established at the time of rezoning. The density to be established shall be recommended by the Metropolitan Planning Commission, but shall be no more than 40 units per acre. In establishing density standard for an R-M district, the Metropolitan Planning Commission shall consider certain conditions...”

b. **Allowed Uses:** The uses allowed within the R-M district are attached.

c. **Development Standards:** The development standards for the R-M district appear in the attached table (Table 1).

7. **Proposed B -N Zoning District:**

- a. **Intent of the Neighborhood Business District:** “The purpose of this district shall be to provide convenient shopping facilities consisting of convenience goods and personal services in neighborhood market areas of from 3,000 to 5,000 people”.
- b. **Allowed Uses:** The uses allowed within the BN districts appear in the attached chart.
- c. **Development Standards:** The development standards for the BN district appear in the attached table.

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 **Staff Comment:** The subject property is in an area that has transitioned to primarily commercial uses. The proposed district is in keeping with the roadway that it is accessed from and the development pattern on this section of Montgomery Crossroads.

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 **Staff Comment:** There is no indication that existing, more intense, commercial property has negatively impacted desirability or marketability of nearby properties.

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 **Staff Comment:** The street is already a major arterial. The uses permitted in BN are compatible with this designation.

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

POLICY ANALYSIS:

Considering the development pattern in the vicinity of the subject properties, neighborhood commercial uses are appropriate in this area. This is; however, a transitioning neighborhood and consideration should be given to how new development integrates with existing. The major commercial development in the vicinity was done under the “Planned” provisions of the zoning ordinance. Since the subject property is not large enough for multiple, high intensity commercial uses, a planned development is not necessary. Staff finds, however, that a review and approval of a General Development Plan by the Planning Commission would be appropriate.

Montgomery Crossroads serves as one of the primary arterial corridors between the islands and south side savannah. As such, the range of uses permitted in the BN zoning district are appropriate along such corridors. Although the petitioner is a retail developer. The full range of uses permitted in the BN zoning district should be considered in review of the rezoning request.

The petitioner has provided a concept plan that demonstrates their intention at this time. However, this plan is not binding and if the rezoning is adopted, any site plan will be required to meet the various standards for development in the City of Savannah. If approved, the Planning Commission will have the opportunity to consider all aspects of the site plan before development occurs on the site.

RECOMMENDATION: **Approval** of the request to rezone the subject property from a P-RM-25 (Planned Multifamily Residential – 25 units per acre) zoning classification to a BN (Neighborhood Business) zoning classification with the condition that any General Development Plan submitted for the subject property be approved by the Planning Commission.