



METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

DATE: AUGUST 27, 2019
TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

Petition to Rezone Property
River East Management c/o Nick Finland, Petitioner
Bertram & Mi-Ok Lorow, Owners
Harold/Josh Yellin, Agent
1825 Montgomery Street
Aldermanic District: 2, Bill Durrence
County Commission District: 2, James Holmes
Property Identification Number: 2-0066-33-004
File No. 19-003958-ZA

MPC ACTION:

Denial of the General Development Plan and **denial** of the ground floor area variance for 1825 Montgomery Street. In an effort to review the entire development as a unified whole, staff also recommends **denial** of the rezoning from TC-1 to TC-2. When the applicant submits all parts of the proposal, a comprehensive review will be possible.

MPC STAFF RECOMMENDATION:

Denial of the General Development Plan and **denial** of the ground floor area variance for 1825 Montgomery Street. In an effort to review the entire development as a unified whole, staff also recommends **denial** of the rezoning from TC-1 to TC-2. When the applicant submits all parts of the proposal, a comprehensive review will be possible.

MEMBERS PRESENT: 10 + Chairman

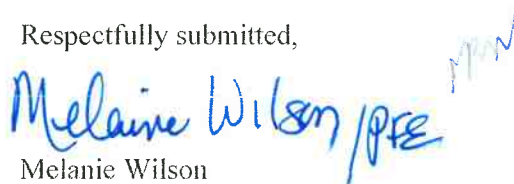
Joseph Ervin, Chairman
Ellis Cook
Karen Jarrett
Lacy Manigault
Tanya Milton
Wayne Noha
Eula Parker
Lee Smith

Linder Suthers
Joseph Welch
Tom Woiwode

PLANNING COMMISSION VOTE: Approve Staff Recommendation (7-4)

APPROVAL Votes: 7	DENIAL Votes: 4	ABSENT
Ervin Cook Jarrett Manigault Milton Parker Suthers	Noha Smith Woiwode Welch	Branch Coles Monahan

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





Chatham County - Savannah Metropolitan Planning Commission

August 27, 2019 REGULAR MPC MEETING

Title

REZONING MAP AMENDMENT | 1825 Montgomery Street | TC-1 (Traditional Commercial - Neighborhood) to TC-2 (Traditional Commercial - Corridor) | File no. 19-003958-ZA

Description

A request to rezone a parcel bounded by Martin Luther King Jr. Boulevard, Montgomery Street, Kline Street and West 35th Street from the TC-1 (Traditional Commercial - Neighborhood) zoning classification to the TC-2 (Traditional Commercial - Corridor) zoning classification. The petitioner proposes to link this rezoning to a submitted site plan consistent with the “unusual and extraordinary” provisions of section 8-3031(D)(1)(a). The plan includes a variance request to exceed the 10,000 square foot limit on ground floor area.

Recommendation

Staff recommends **denial** of the General Development Plan and **denial** of the ground floor area variance for 1825 Montgomery Street. In an effort to review the entire development as a unified whole, staff also recommends **denial** of the rezoning from TC-1 to TC-2. When the applicant submits all parts of the proposal, a comprehensive review will be possible.

Contact

Financial Impact

Review Comments

Attachments

- 📎 [Application.pdf](#)
- 📎 [ZONING MAP 19-003958-ZA.pdf](#)
- 📎 [1825 Montgomery Street Multifamily GDP 6.18.19.pdf](#)
- 📎 [Maps_combined.pdf](#)
- 📎 [Staff Report 19-003958-ZA.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 of the City of Savannah

FROM: The Planning Commission

DATE: August 27, 2019

SUBJECT: Petition to Rezone Property
River East Management c/o Nick Finland, Petitioner
Bertram & Mi-Ok Lorow, Owners
Harold/Josh Yellin, Agent
1825 Montgomery Street
Aldermanic District: 2, Bill Durrence
County Commission District: 2, James Holmes
Property Identification Number: 2-0066-33-004
File No. 19-003958-ZA

REPORT STATUS: Council Report

Issue:

A request to rezone a parcel bounded by Martin Luther King Jr. Boulevard, Montgomery Street, Kline Street and West 35th Street from the TC-1 (Traditional Commercial - Neighborhood) zoning classification to the TC-2 (Traditional Commercial - Corridor) zoning classification.

Properties:

The subject property consists of a single parcel, comprising approximately 0.85 acres. It is bounded to the east by Montgomery Street, to the West by MLK Boulevard, to the north by Kline Street and to the south by West 35th Street. The entire property is currently zoned TC-1. Roughly two-thirds of the property is occupied by a surface parking lot, while the remainder hosts a retail establishment fronting Montgomery Street.

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 July 19, 2019. Public notice was also posted in various locations around the 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	Commercial/unimproved	TC-1
South	Residential/commercial	TC-1
East	Commercial, retail	TC-1
West	Residential	RM-25/P-N-C

3. **Existing TC-1 Zoning District:**

- a. **Intent of the TC-1 District:** “The TC-1 District is intended 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 commercial areas that are developed at a mass and scale harmonious with nearby residential neighborhoods.”
- b. **Allowed Uses:** The permitted uses for the TC-1 district are attached in **Table 1**. These include a wide range of residential, civic and commercial uses.
- c. **Development Standards:** The development standards for the TC-1 district are attached in **Table 2**.

4. **Proposed TC-2 Zoning District:**

- a. **Proposed Intent of the TC-2 District:** “The TC-2 District is intended 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 district are attached in **Table 1**. These are similar to the uses permitted in TC-1 with the addition of uses like hotels, college dormitories, greenhouses, and tattoo studios.
- c. **Proposed Development Standards:** The development standards for the TC-2 district are attached in **Table 3**.

5. **Land Use Element:** The Chatham County-Savannah Comprehensive Plan Future Land Use Map (FLUM) designates the subject property as “traditional commercial corridor.” The proposed zoning district is consistent with the FLUM designation.

6. **Public Services and Facilities:** The property is served by the Savannah Police Department, City of Savannah fire protection and by City of Savannah water and sanitary sewer.
7. **Transportation Network:** The property is served by Montgomery Street, an arterial road with annual average daily traffic (AADT) of approximately 6,500 vehicles and Martin Luther King Jr. Boulevard, an arterial road with AADT of approximately 11,000 vehicles. Chatham Area Transit (CAT) bus route 25 runs along MLK Jr. Boulevard with stops immediately adjacent to the southwest corner of the subject property.

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

The range of uses permitted under the TC-2 district is generally consistent with those permitted under TC-1. The density permitted under TC-2 is somewhat greater in this case, but redevelopment of this parcel is likely to enhance the livability and desirability of the neighborhood.

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

The north-south streets adjacent to the subject property are major commercial corridors with significant capacity to accommodate additional vehicular traffic.

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

The proposed rezoning from TC-1 to TC-2 could permit greater intensity of use, but this is unlikely to exceed acceptable capacities on adjacent streets.

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

The urban context for the subject property is largely built-out and is unlikely to be adversely affected by the proposed rezoning. Redevelopment of the site, by contrast, is likely to increase its appeal and livability.

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

Yes ___ No X

The proposed zoning district is consistent with both the future land use map and the NewZO zoning map.

ALTERNATIVES:

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

POLICY ANALYSIS:

The subject property is located within the MLK/Montgomery Street Urban Redevelopment Area. Per section 8-3216(4), properties zoned TC-2 within this area are exempt from residential density standards and the maximum height is increased to four (4) stories or 55 feet up to 150 feet from the right-of-way of Montgomery Street. A minimum unit size of 450 square feet still applies. In rezoning the property to TC-2, the petitioner would be entitled to these provisions, which exceed the base standards of TC-2 elsewhere.

The requested map amendment has been filed under the current zoning ordinance. However, under NewZO, which will go into effect on September 1st, 2019, the subject property will be zoned TC-2, a district with similar—though not identical—development standards compared to TC-2 under the current ordinance. The core provisions of the MLK/Montgomery Street URA have been maintained under NewZO, implying that if no action were taken on this request the petitioner could take advantage of these standards beginning in September. As a result, this petition could be understood as redundant.

RECOMMENDATION:

The planning commission recommends **denial** of the request to rezone the property from TC-1 to TC-2 since the property will be zoned to a similar designation under NewZO.