



METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

DATE: SEPTEMBER 17, 2019

TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH

FROM: METROPOLITAN PLANNING COMMISSION

SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

A petition to rezone a split zoned property from I-L (Light Industrial) and P-B-G (Planned General Business) district to an R-M-40 (Multi-Family Residential-40 units per net acre) district.

Classic Development Company, LLC. Petitioner

James and Judy Hughes, Owners

Robert L. McCorkle, III, Agent

4504 Ogeechee Road

Aldermanic District: 1 (Johnson)

County Commission District: 8 (Ellis)

Property Identification Number: 2-0873-01-020

File No. 19-004404-ZA

MPC ACTION:

Approve the request to rezone 4504 Ogeechee Road from I-L (Light Industrial) and P-B-G (Planned General Business) to R-M-40 (Multifamily Residential, 40 units per net acre).

MPC STAFF RECOMMENDATION:

Denial of the request to rezone 4504 Ogeechee Road from I-L (Light Industrial) and P-B-G (Planned General Business) to R-M-40 (Multifamily Residential, 40 units per net acre).

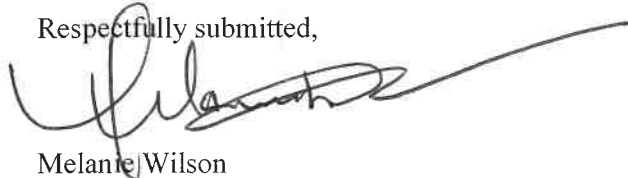
MEMBERS PRESENT: 10 + Vice Chairman

Ellis Cook, Vice Chairman	Linder Suthers
Travis Coles	Joseph Welch
Karen Jarrett	Tom Woiwode
Lacy Manigault	
Tanya Milton	
Wayne Noha	
Eula Parker	
Lee Smith	

PLANNING COMMISSION VOTE: Approve Staff Recommendation (11-0)

APPROVAL Votes: 11	DENIAL Votes: 0	ABSENT
Cook Coles Jarrett Manigault Milton Noha Parker Smith Suthers Woiwode Welch		Ervin Branch 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

September 17, 2019 REGULAR MPC MEETING

Title

ZONING MAP AMENDMENT | 4504 Ogeechee Road | Rezone from P-B-G & IL to RM-40 | File no. 19-004404

Description

A petition to rezone a split zoned property from I-L (Light Industrial) and P-B-G (Planned General Business) district to an R-M-40 (Multi-Family Residential-40 units per net acre) district. Classic Development Company, LLC. Petitioner James and Judy Hughes, Owners
Robert L. McCorkle, III, Agent
4504 Ogeechee Road
Aldermanic District: 1 (Johnson)
County Commission District: 8 (Ellis)
Property Identification Number: 2-0873-01-020
File No. 19-004404-ZA

Marcus Lotson, MPC Project Planner

Recommendation

Staff recommends **denial** of the request to rezone 4504 Ogeechee Road from I-L (Light Industrial) and P-B-G (Planned General Business) to R-M-40 (Multifamily Residential, 40 units per net acre).

Contact

Financial Impact

Review Comments

Attachments

- 📎 [Petitioners Exhibit.pdf](#)
- 📎 [Maps.pdf](#)
- 📎 [B-G Permitted Uses.pdf](#)
- 📎 [I-L Permitted Uses.pdf](#)
- 📎 [R-M Permitted Uses.pdf](#)
- 📎 [Context Aerial.pdf](#)
- 📎 [Staff Report-19-004404-ZA-MAP SEP17.pdf](#)



METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

TO: The Mayor and Aldermen, City of Savannah

FROM: The Planning Commission

DATE: September 17, 2019

SUBJECT: A petition to rezone a split zoned property from I-L (Light Industrial) and P-B-G (Planned General Business) district to an R-M-40 (Multi-Family Residential-40 units per net acre) district. Classic Development Company, LLC. Petitioner James and Judy Hughes, Owners Robert L. McCorkle, III, Agent 4504 Ogeechee Road Aldermanic District: 1 (Johnson) County Commission District: 8 (Ellis) Property Identification Number: 2-0873-01-020 File No. 19-004404-ZA

Marcus Lotson, MPC Project Planner

REPORT STATUS: Initial Report

Issue:

The petitioner, Robert L. McCorkle, III, as Agent for Classic Development Company LLC, is requesting approval to rezone property located at 4504 Ogeechee Road from an I-L (Light Industrial) and P-B-G (Planned General Business) district to an R-M-40 (Multi-Family Residential-40 units per net acre) district. Under the proposed zoning, an approximate maximum of 300 dwelling units could be developed.

Background:

The subject site is 9.14 acres in size and is located on the north side of Ogeechee Road between Chatham Parkway and Heathcote Circle. The property is split zoned, approximately 2 acres of the frontage is zoned P-B-G (Planned General Business) and the remaining +/- 7 acres is zoned I-L (Light Industrial). It appears that the split occurred when zoning was established because there is no record of zoning action on the property. The former retail store on the front of the property was constructed in 1960. The existing manufactured home park also dates to the 1960s.

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 August 9, 2019. Public notice was also posted on the subject site. There does not appear to be an active neighborhood association in the area.

2. **Existing Zoning and Development Pattern:** The context of this portion of Ogeechee Road, west of Chatham Parkway to the municipal boundary with Garden City, primarily includes industrial and retail uses as well as outdoor storage. Sales and service of used vehicles is also typically found in the vicinity along with mobile home parks.

The land uses and zoning districts surrounding the subject site include:

<u>Location</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	PUD-B-R
South	Ogeechee Road, Outdoor Storage	P-B
East	Undeveloped	I-L, P-B-G
West	Residential Mobile Homes	I-L, P-B-G

3. **Existing I-L (Light Industrial) Zoning District:**
 - a. **Intent of the Light Industrial District:** “The purpose of the I-L district is to create and protect areas for those industrial uses which do not create excessive noise, odors, smoke and dust and which do not possess other objectionable characteristics which might be detrimental to surrounding neighborhoods or to the other uses permitted in this district.”
 - b. **Allowed Uses:** See the Attachment.
 - c. **Development Standards:** See Table 1.

Existing P-B-G (Planned General Business) Zoning District:

- a. **Intent of the B-G District:** The purpose of the B-G district is to, “create and protect areas in which heavy commercial and certain industrial- like activities are permitted. ”

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 X No ___

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 X No ___

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 ___ **A traffic study will be needed to make this determination**

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 X No ___

POLICY ANALYSIS:

The Ogeechee Road corridor, between Chatham Parkway and the Garden City Boundary, exhibit a variety of heavy commercial and industrial land uses. The Planning Commission found that introducing high density residential into the area is consistent with the likely development pattern going forward and is compatible with this portion Road. They also found that there are nearby multifamily developments on Chatham Parkway which have been successful, and the proposed zoning continues that pattern.

The new zoning ordinance, which went into effect on September 1st, identifies the subject property and all the properties east to Chatham Parkway as BC (Community Business). Although some of these properties are underdeveloped, based on the traffic counts and the existing development pattern, the Planning Commission found that the most likely future development would be a mix of multifamily residential and commercial.

RECOMMENDATION:

The Planning Commission recommends **approval** of the request to rezone 4504 Ogeechee Road from I-L (Light Industrial) and P-B-G (Planned General Business) to R-M-40 (Multifamily Residential, 40 units per net acre).

ALTERNATIVES:

1. Approve the Planning Commission recommendation.
2. Approve an alternative classification.
3. Deny the request.

Table 1: Comparison of Development Standards for the Existing I-L, B-G and Proposed R-M Zoning Districts

	I-L & B-G	R-M
Minimum Lot Area	Residential – 6,000 sf Nonresidential – n/a	Residential 1. SF – 6,000 sf 2. 2F – 3,600 sf 3. 3F – 2,400 sf 4. 4F – 1,800 sf 5. MF – 1,300 sf Semidetached or end-row – 600 sf Row – 600 sf Nonresidential – 6,000 sf
Minimum Lot Width	Residential - 60 ft. Nonresidential – n/a	Residential 1. SF – 60 ft. 2. 2F – 60 ft. 3. 3F – 60 ft. 4. 4F – 60 ft. 5. MF – 60 ft. Semidetached or end-row – 18 ft. Row – 18 ft. Nonresidential – 60 ft.
Front Yard Setback (Secondary Arterial)	Residential – 70 ft. from center line Nonresidential - 40 ft. from center line	70 ft. from center line
Minimum Side Yard Setback	Residential – 5 ft. or 10 ft. when abutting property in an R district. Nonresidential – 10 ft. when abutting property in an R district.	Residential 1. SF – 5 ft. 2. 2F – 5 ft. 3. 3F – 10 ft. 4. 4F – 10 ft. 5. MF – 10 ft. Nonresidential – 10 ft.
Minimum Rear Yard Setback	Residential – 25 ft. Nonresidential – 10 ft. when abutting property in an R district.	25 ft.
Maximum Height	Residential – 35 ft. Nonresidential – n/a	40 ft.
Maximum Building Coverage	n/a	Residential – n/a Nonresidential – 40 percent
Maximum Density	n/a	Determined at the time of rezoning (40 units per net acre maximum)