



METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

DATE: **APRIL 2, 2019**

TO: **THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH**

FROM: **METROPOLITAN PLANNING COMMISSION**

SUBJECT: **MPC RECOMMENDATION**

PETITION REFERENCED:

Petition to Rezone Property
Cay/BCD Development, LLC, Petitioner
Joseph R. Ross Agent
Parcel 5 Resort Drive
Aldermanic District: 1- Johnson
County Commission District: 3- Lockett
Property Identification Number: 2-0436-01-009 & -043
File No. 19-001441-ZA

MPC ACTION:

APPROVAL of the rezoning from a PUD-B-W-70 district to the Savannah Harbor Parcel 5-PUD district in conjunction with a master plan.

MPC STAFF RECOMMENDATION:

APPROVAL of the rezoning from a PUD-B-W-70 district to the Savannah Harbor Parcel 5-PUD district in conjunction with a master plan.

MEMBERS PRESENT: 9 + Chairman

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

PLANNING COMMISSION VOTE: Approve Staff Recommendation (10-0)

APPROVAL Votes: 10	DENIAL Votes: 0	ABSENT
Ervin Cook Coles Jarrett Milton Noha Parker Smith Suthers Woiwode		Branch Hernandez Manigault Welch

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

April 2, 2019 Regular MPC Meeting

Title

ZONING MAP AMENDMENT | Rezone 27.41 acres from PUD-BW-70 to Savannah Harbor Parcel 5 PUD

Description

Petition to Rezone Property
Cay/BCD Development, LLC, Petitioner
Joseph R. Ross Agent
Parcel 5 Resort Drive
Aldermanic District: 1- Johnson
County Commission District: 3- Lockett
Property Identification Numbers: 2-0436-01-009 & -043
File No. 19-001441-ZA

Marcus Lotson, MPC Project Planner

Recommendation

Staff recommends **APPROVAL** of a rezoning from a PUD-B-W-70 district to the Savannah Harbor Parcel 5-PUD district in conjunction with a master plan.

Contact

Financial Impact

Review Comments

Attachments

- 📎 [Master Plan.pdf](#)
- 📎 [Aerial View.pdf](#)
- 📎 [street section-11 x 17 - Exhibit - 1.pdf](#)
- 📎 [Original Savannah Harbor Master Plan.pdf](#)
- 📎 [maps.pdf](#)
- 📎 [Staff Report-19-001441-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 Aldermen, City of Savannah

FROM: The Planning Commission

DATE: April 2, 2019

SUBJECT: Petition to Rezone Property
Cay/BCD Development, LLC, Petitioner
Joseph R. Ross Agent
Parcel 5 Resort Drive
Aldermanic District: 1- Johnson
County Commission District: 3- Lockett
Property Identification Number: 2-0436-01-009 & -043
File No. 19-001441-ZA

Marcus Lotson, MPC Project Planner

REPORT STATUS: Initial Report

Issue:

A request to rezone the subject property from a PUD-B-W-70 (Planned Unit Development Waterfront Urban Center-70 dwelling units an acre) classification to a Planned Unit Development (PUD) deemed Savannah Harbor Parcel 5 – PUD, in conjunction with a master plan

Background:

1. The subject property is located on Hutchinson Island within a master planned development called Savannah Harbor. The Savannah Harbor Master Plan was initially approved by the Mayor and Aldermen on March 3, 1988 (MPC File No. 88-8511-C). If this petition is approved, the property would be removed from the Savannah Harbor Master Plan. Savannah Harbor includes a residential development known as "The Reserve," "The Club at Savannah Harbor" (a golf, tennis and spa facility), the Savannah International Trade and Convention Center, the Westin hotel, and areas designated for future residential, retail and office use.
2. A master plan and specific development standards for the Savannah Harbor Parcel 5 - PUD are proposed in conjunction with the request for approval of the rezoning. Information relating to the master plan and text are provided in a separate report (MPC File No. 19-001440). The master plan is designed to serve as a framework for development. Individual projects will be reviewed through the City of Savannah's

development review process. The applicant has consulted with a number of the city review departments and the results of those discussion are outlined in the report. Any recommendation of approval to rezone the subject properties is subject to approval by the Mayor and Aldermen.

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 March 11, 2019. Public notice was also posted in various locations around the site. The nearest residential subdivision is the Reserve at Savannah Harbor which is approximately one-half mile north of the subject property across the golf course.
2. **Property:** The subject properties, which are vacant and undeveloped, are two lots of record comprising 27.41 acres. The project area also includes the slip immediately west which will be developed as a marina, in conjunction with phase one of the Savannah Harbor Parcel 5 development.
3. **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	The Club at Savannah Harbor	PUD-B-W-70
South	Savannah River	PUD-B-W-70
East	Savannah Trade Ctr.	PUD-B-W-70
West	Marine Services /Warehouse	I-H (Heavy Industrial

4. **Existing PUD-B-W-70 Zoning District:**
 - a. **Intent of the PUD-B-W-70 District:** The PUD-B-W (Planned Unit Development-Waterfront Urban Center) is a sub-district of the PUD-B (Planned Unit Development-Business) district. The PUD-B district is intended for “planned, multiuse development” and contains four sub- zoning districts: B-N (Neighborhood Center); B-C (Community Center); B-R (Regional Center); and, B-W (Waterfront Urban Center). The Zoning Ordinance does not provide a purpose or intent statement for any of these districts.
 - b. **Allowed Uses:** The following uses are permitted: All uses allowed within the B-N (Neighborhood Business), B-C (Community Business), B-G (General

Business) and B-B (Bayfront-Business) are permitted in the PUD-B-W-70 districts (see Table 2). This includes a broad range of housing types and non-residential uses, including heavy commercial uses that would not be characteristic of the type of waterfront development envisioned by the Savannah Harbor Master Plan. Such uses include but are not limited to warehousing, sale of pre-fabricated buildings, vehicular sales and major vehicle repair.

- c. **Development Standards:** Development standards are as approved on the master plan.
4. **Proposed Savannah Harbor Parcel 5 PUD Zoning District:** Proposed intent, uses and development standards are in the attached PUD text.
5. **Land Use Element:** The Chatham County-Savannah Comprehensive Plan Future Land Use Map designates the subject property as “Downtown Expansion,” which is defined as “Areas in close proximity to the Central Business District that are identified for growth of retail, office, entertainment, institutional, civic, and residential uses. This area is intended to be compatible and interconnected with the Downtown area and surrounding neighborhoods, while also accommodating new forms of urban development.”
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:** Primary access to the site would be provided from Wayne Shackelford Boulevard to Resort Drive. The site is also accessible by boat via the Savannah River. The applicant has indicated that a ferry stop, for public boat transportation to the site, will be a part of the development as well.

Wayne Shackelford Boulevard nor Resort Drive are designated as an arterial or collector roadway on the adopted Street Classification Map of Chatham County provided in the Zoning Ordinance.

The most recent data available indicates that Wayne Shackelford Boulevard, at the subject site location, has an average daily traffic (ADT) count of approximately 2,400 vehicle trips per day. This data was obtained from Georgia Department of Transportation’s Travel Demand Model for the Savannah Urbanized Area.

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

POLICY ANALYSIS:

The "Downtown Expansion" area is intended to build upon the success of the Landmark Historic District, providing for a greater mix of land uses and more flexible development standards than would be permitted in most base zoning districts. The proposed PUD district with a regulating master plan would be an appropriate zoning classification to direct development in an orderly manner.

RECOMMENDATION:

APPROVAL of a rezoning from a PUD-B-W-70 district to the Savannah Harbor Parcel 5-PUD district in conjunction with a master plan.