



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: July 23, 2024
TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: FLUM Amendment

PETITION REFERENCED:

Petitioner: Ellen Harris
Property Owner: James Silver
Address: 0 Williams Street
Alderman: District - 3 – Linda Wilder-Bryan
County Commission: District - 2– Malinda Scott Hodge
Property Identification Number: 20084 04012
Petition File No.: 24-003649-ZA-FLUM

MPC ACTION:

The Planning Commission recommends **approval** of the request to amend the FLUM to Traditional Commercial.

MPC STAFF RECOMMENDATION:

The MPC Staff recommends **approval** of the request to amend the FLUM to Traditional Commercial.

MEMBERS PRESENT: 12

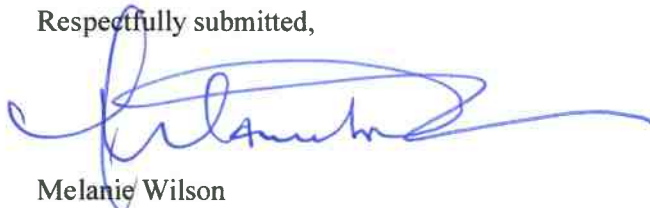
Dwayne Stephens	Jeff Notrica
Stephen Plunk	Joseph Ervin
Travis Coles- Vice Chair	Coren Ross
Karen Jarrett – Chairwoman	Michael Kaigler
Amanda Wilson	Traci Amick – (Virtual)
Laureen Boles	Tom Woiwode

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

APPROVAL Votes: 11	DENIAL Votes: 0	ABSENT	ABSTAIN
Boles Coles Notrica Plunk Ervin Wilson Jarrett Kaigler Ross Stephens Woiwode		Melder Welch	Amick – Virtual Attendance



Respectfully submitted,



Melanie Wilson
Executive Director and CEO

MW/sh

Enclosure

cc Mark Massey, Clerk of Council
Lester B. Johnson, Assistant City Attorney
Jennifer Herman, Assistant City Attorney
Bridget Lidy, Planning and Urban Design



CHATHAM COUNTY-SAVANNAH
METROPOLITAN PLANNING COMMISSION *"Planning the
Future, Respecting the Past"*

STAFF REPORT

To: The City Council
From: The Planning Commission
Date: July 23, 2024
Subject: Comprehensive Plan - Future Land Use Map Amendment
Agent: Ellen Harris
Address: 0 William Street
PIN's: 20084 04012
Site Area: 0.27
Aldermanic District: 3 - Linda Wilder-Bryan
Chatham County Commission District: 2 - Malinda Scott Hodge
File Number: 24-003649-ZA-FLUM

Request:

The Petitioner requests amendment of the Future Land Use map from Residential General to Traditional Commercial.

Background:

The subject parcel is currently undeveloped. The amendment is requested in association with a proposal to develop the land with townhouses. Grayson Stadium is located about 300' west of the subject property. Historically, the development pattern for the area has been a mix of residential and commercial uses south of E Victory Drive. According to Plan 2040, the parcel is within the 'Urban Transitional' Character Area, where medium-high residential density is anticipated. To the west of the subject parcel, some properties are zoned for Traditional Commercial – 1 with the FLUM designation of Traditional Commercial.

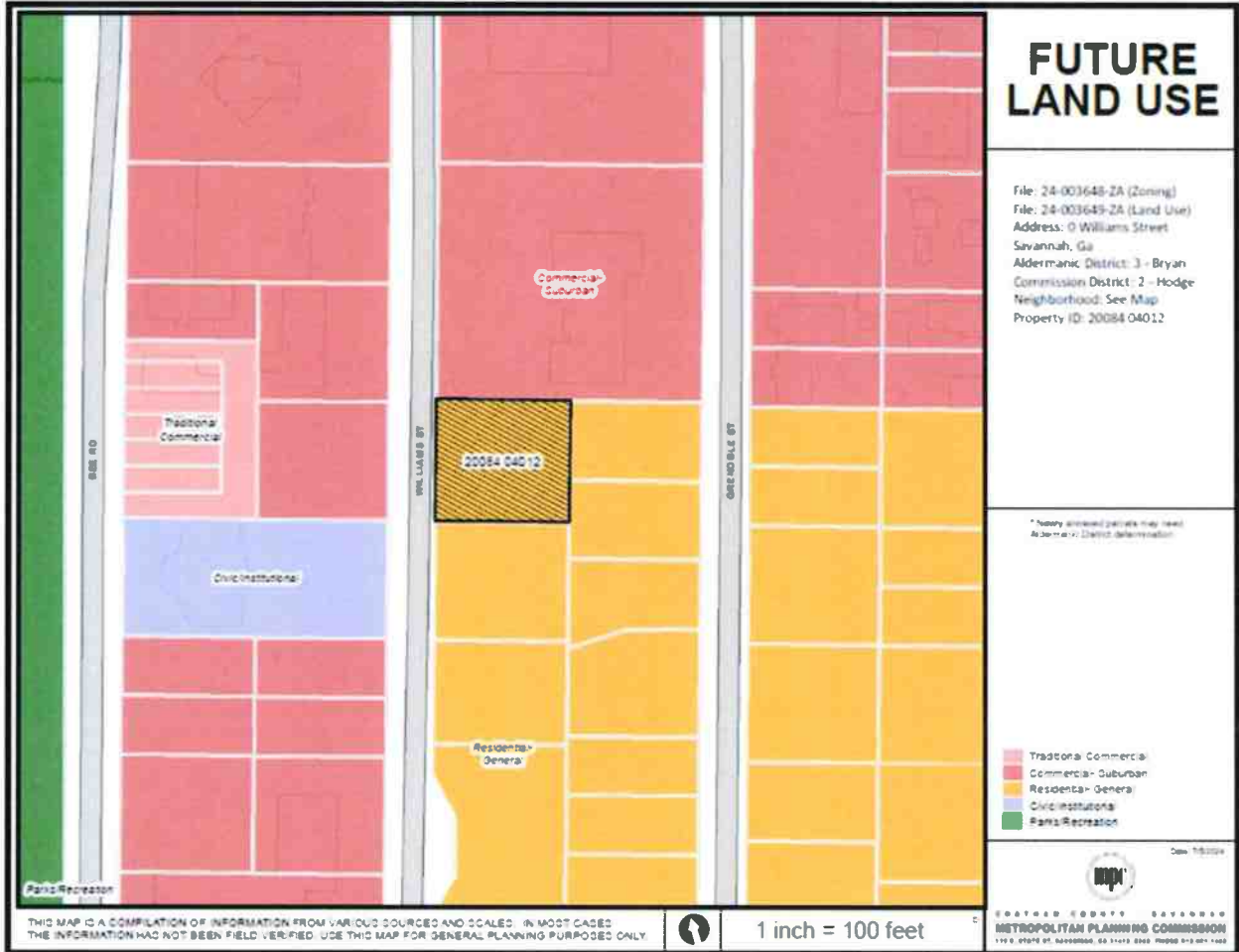
URBAN TRANSITIONAL

Urban Transitional character areas are those that are sometimes classified as “urban edge” or “urban expansion.” This character area includes the Cuyler-Brownville Historic District, established neighborhoods such as Ardsley Park and Victory Heights, and commercial corridors on Abercorn Street and Victory Drive. Urban Transitional areas are identifiable by more automobile-oriented, suburban style residential areas that still provide access to urban amenities and public transit. Most of these neighborhoods are also pedestrian-oriented with well-used sidewalks, parks, and open spaces. Redevelopment and infill development opportunities are prevalent in this character area, and special attention should be paid to corridors suited for TOD.



PRIMARY USES	Attached & detached Residential
SECONDARY USES	Commercial, civic & institutional
DENSITY	Medium-high; 6-20 units per acre
TRANSPORTATION	Interconnected street grid, multi-modal transportation
ROAD FUNCT. CLASS	Local roads, collector, arterial, expressway
PARKING	On-street, off-street, surface, private driveways
UTILITIES	Supported by existing municipal utilities
OPEN SPACE	Municipal parks, schools, historic Grayson Stadium

Character area of the subject property



Future Land Use Map

Evaluation:

Within the City of Savannah, the Zoning Ordinance requires amendments to the zoning map to be consistent with the FLUM. In essence, amendment of the FLUM very technically signals appropriateness of only specifically identified zoning districts. New ZO requires a Future Land Use designation of Traditional Commercial for property to be rezoned to a Traditional Commercial - 1 zoning district.

Consideration of the following points may serve to elucidate whether the proposed amendment meets the intent of published policy documents:

1. The relationship of the proposed amendment to the existing and future land uses depicted in the Future Land Use Map.

MPC Comment: Savannah-Chatham County's Joint Comprehensive Plan, Plan 2040, identifies the subject parcel as Residential - General. The area surrounding the property has the FLUM designations of Residential – General and Commercial Suburban. Per the Plan, Residential - General areas are places with diverse housing options, such as multi-family dwellings, attached homes, small-lot single-family residences, and mixed-use developments with residential units on upper floors, all at densities exceeding ten units per gross acre. This category also includes non-residential uses harmonizing with the neighborhood's residential character and scale.

The proposed development for the land involves townhouses, which are not permitted under the current RSF-6 (Residential Single Family – 6) zoning designation. Among the zoning districts that do allow townhouses, Traditional Commercial – 1 seems to be the most appropriate for the parcel. This change not only allows for the efficient use of the lot but also presents an opportunity to enhance the community with a more diverse housing option, in line with the surrounding zoning.

The proposed future land use 'Traditional Commercial' designation is described as intended for business areas near Downtown Savannah or in outlying historically settled areas. This category includes commercial uses that should be compatible with the character and scale of adjacent neighborhoods, most often found among collectors and arterials. Characteristics include walkability, limited or on-street parking, and multi-tenant retail.

2. The relationship of the proposed amendment to any applicable goals, objectives, policies, criteria, and standards adopted in the Comprehensive Plan.

MPC Comment: The proposed development is consistent with PLAN 2040 Land Use goals, which state: Goal 3 - Utilize small area and corridor plans to protect the character of existing areas and ensure new development is compatible. Development consistent with small area and corridor plans can address current conditions and issues and ensure that future growth and development are consistent with existing development patterns and the area's character. Such plans proactively address the community's needs at a specificity level that cannot be achieved through community-wide land use plans or zoning ordinances.

3. Other professional planning principles, standards, information and more detailed plans and studies considered relevant.

MPC Comment: Previous studies conducted by MPC and CORE-MPO have suggested that the area surrounding the subject property is more suited to establish a mix of traditional residential and neighborhood commercial uses in a walkable environment. The studies further found that the area requires a mix of housing types, including missing middle housing (e.g., townhomes, stacked flats, multifamily, etc.), to increase the housing supply to serve a diverse range of people and to encourage the development of higher-density housing adjacent to traditional commercial uses. The future land use in the plan of these studies (appended to this document) suggests that the subject parcel be categorized as multifamily residential.

Comprehensive Plan - Future Land Use Map Amendment
0 William Street
Ellen Harris
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4. Written comments, evidence, and testimony of the public.

MPC Comment:

There is no active neighborhood organization for Dale Terrace/Olympus/Victory Square. However, on June 18th, 2024, the applicant met with Gigi Regolizio, the president of the adjacent Parkside Neighborhood Association. During the meeting, they reviewed the site plan and discussed the rezoning and variance request. The neighborhood president did not raise any concerns, except for the removal of two large trees near the north property line. The applicant confirmed that the property owner intends to preserve the trees in question.

Recommendation

The Planning Commission recommends approval of the request to amend the FLUM to Traditional Commercial.