



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: February 28, 2023
TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

Petitioner: Gregory Polster, Agent
Owner: Polster Commercial Holdings, LLC.
Aldermanic District: 6, Purtee
County Commission District: 6, Whitely
Neighborhood/Subdivision: Wilshire Estates
Current Zoning District: B-L (Limited Business)
Future Land Use (FLU) Category: Residential General
File No. 23-000305-ZA
Location: 11903 Middleground Road
PIN: 20782 02005 **Acreage:** .76

MPC ACTION:

Approval of the request to rezone an approximately .76-acre parcel from B-L (Limited-Business) to OI-E (Office Institutional-Expanded).

MPC STAFF RECOMMENDATION:

Approval of the request to rezone an approximately .76-acre parcel from B-L (Limited-Business) to OI-E (Office Institutional-Expanded).

MEMBERS PRESENT: 9 + Chairman

Dwayne Stephens, Chairman
Laureen Boles
Travis Coles
Shedrick Coleman
Joseph Ervin
Jay Melder
Wayne Noha
Jeff Notrica

Michael Kaigler
Tom Woiwode

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

APPROVAL Votes: 10	DENIAL Votes: 0	ABSENT
Boles Coles Coleman Ervin Melder Noha Notrica Stephens Kaigler Woiwode		Welch Watkins Epstein Jarrett

Respectfully submitted,



Melanie Wilson
Executive Director

MW/sh

Enclosure

cc: Mark Massey, Clerk of Council
Lester B. Johnson, Assistant City Attorney
Jennifer Herman, Assistant City Attorney
Zarina Davis, Department of Inspections
Bridget Lidy, Department of Inspections



CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

"Planning the Future, Respecting the Past"

STAFF REPORT

File No. 23-000305-ZA

Location: 11903 Middleground Road

PINs: 20782 02005

Acreage: +/- .76 Acres

Prepared by Marcus Lotson, Director



Figure 1 Location Map

Petitioner: Gregory Polster, Agent

Owner: Polster Commercial Holdings, LLC.

Aldermanic District: 6, Purtee

County Commission District: 6, Whitely

Neighborhood/Subdivision: Wilshire Estates

Current Zoning District: B-L (Limited Business)

Future Land Use (FLU) Category: Residential General

Request

At issue is a request to rezone an approximately .76-acre parcel at 11903 Middleground Road from the current B-L (Limited-Business) zoning classification to an OI-E (Office Institutional - Expanded) zoning classification.

Background

The existing structure was constructed in 1980 as a single-family residence. In 2013, the property was rezoned from an R-6 (Single - Family Residential) zoning classification to an Institutional zoning classification, and in 2019 it was changed to the current B-L under the new Zoning Ordinance. Businesses have operated at the site. The adjacent properties on either side are also former residences that have been rezoned to business and office classifications.

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. Public notice was posted on site.

Existing Development Pattern

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

<u>Location</u>	<u>Land Use</u>	<u>Designation</u>
North	Commercial	B-N
East	Institutional	OI-E
South	Commercial	OI-T
West	Institutional	RSF-20

The subject property is a developed lot located on the west side of Middleground Road south of Dutchtown Road. The abutting properties on the north and south sides of the applicant's property are developed as well. The property to the south is developed with a commercial building and zoned OI-T (Office Institutional - Transition). The property to the north is zoned B-N and the owner is in the plan review process to establish a convenience store / gas station on the site.

Impact and Suitability

Public Utilities

The area has access to the City's public water, sewer, and stormwater systems. Infrastructure improvements, if needed, would be the responsibility of the applicant.

Transportation and Transit

The subject site is accessed via an existing curb cut on Middleground Road. The property is also served by the Chatham Area Transit system, route number 6, Crosstown. The nearest bus stop is located at the intersection of Middleground Road and Dutchtown Road.

Community Development

Due to rezonings in the vicinity over the years, the zoning pattern consists of a mix of single and multi-family residential uses as well institutional and commercial zoning classifications. It is likely that the conversion to institutional and commercial uses will continue for properties that front onto Middleground Road, rather than continue to be used as residential.

Future Land Use

The Comprehensive Plan Future Land Use Map designates the subject property as Residential General which supports a mix of neighborhood scale nonresidential uses.

Existing Limited Business (B-L) District

- The B-L district is established to accommodate a variety of residential uses and a limited range of small-scale, neighborhood-oriented commercial and nonresidential uses together within the same district. This district is intended to be used in conjunction with nearby or adjacent Residential districts to create sustainable neighborhoods with convenient access to neighborhood-serving commercial uses.
- **Allowed Uses:** Allowed uses in the B-L district are listed in the attached table.
- **Development Standards:** The B-L development standards are listed in the table below.

Proposed Office Institutional - Expanded District:

- **Intent of the OI-E District:** The Office and Institutional-Expanded (“OI-E”) district is established to allow office uses as well as limited residential, group living, health care, educational, cultural, lodging and service uses. The OI-E district is intended to serve a transition district between the more intensive Nonresidential districts and less intensive districts.
- **Allowed Uses:** Allowed uses in the OI-E district are listed in the attached table.
- **Development Standards:** The OI-E development standards are listed in the table below.

Zoning Ordinance Review

The following review criteria for rezoning are prescribed in the Savannah Zoning Ordinance Sec. 3.5.8.

a. Suitability and Community Need

- i. Whether the range of uses permitted by the proposed zoning district is more suitable than the range of uses that is permitted by the current zoning district.

MPC Comment: The range of uses permitted under the proposed zoning is more suitable than that which is allowed under the current zoning. The current zoning is fairly limiting considering the location and adjacent land uses.

Whether the proposed zoning district addresses a specific need in the county or city.

MPC Comment: The proposed zoning would allow small scale commercial development without the cost typically associated with commercial real estate.

b. Compatibility

- i. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

MPC Comment: The proposed zoning is not likely to adversely affect the use and usability of nearby properties. Nearby properties are similarly zoned to what is being requested.

- ii. Whether the zoning proposal is compatible with the present zoning pattern and conforming uses of nearby property and the character of the surrounding area.

MPC Comment: The zoning proposal is compatible with the present zoning pattern. There are examples of neighborhood scale commercial and office uses in the area.

- iii. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

MPC Comment: There are not existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval.

c. Consistency

Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan and other adopted plans, such as a redevelopment plan or small area plan.

MPC Comment: The current Comprehensive Plan designation conforms with the existing zoning.

d. Reasonable Use

Whether the property to be affected by the zoning proposal has a reasonable use as currently zoned.

MPC Comment: The property has reasonable use under the current zoning. However, the current zoning is limiting from the standpoint of permitted uses, considering the property is located on a heavily trafficked roadway.

e. Adequate Public Services

Whether adequate school, public safety and emergency facilities, road, ingress and egress, parks, wastewater treatment, water supply and stormwater drainage facilities are available for the uses and densities that are permitted in the proposed zoning district.

MPC Comment: Adequate services are available.

Analysis

The proposed zoning is consistent with the zoning and land use patterns in the area. Rezoning this site to an OI-E classification will allow compatible uses and the continuation of clear development pattern that has been occurring over a number of years along Middleground Road.

Recommendation

Based upon the existing zoning pattern and character of the area, as well as the review criteria, the Planning Commission recommends **approval** of the rezoning request as submitted.

Development Standards for Existing B-L and Proposed OI-E		
	Existing District	Proposed District
District	B-L	OI-E
Minimum Lot Area (nonresidential)	n/a	n/a
Minimum Lot Width	n/a	n/a
Front Yard Setback	15 ft.	15 ft.
Minimum Side Yard Setback	15 ft.	15 ft.
Minimum Rear Yard Setback	15 ft.	15 ft.
Maximum Height	36 ft.	75 ft.
Maximum Building Coverage	n/a 10,000 sf max footprint	80 %
Maximum Density	n/a	n/a



Savannah City Council Agenda Item Information Sheet

Date of MPC Hearing: February 28, 2023

Type of Petition: Rezoning Map Amendment

Staff Generated Petition: Y/N

The petitioner, Greg Polster (File No. 23-000305-ZA) is requesting approval of a rezoning map amendment for property located at 11903 Middleground Road. The. At issue is a request to rezone an approximately .76-acre parcel from the current B-L (Limited-Business) zoning classification to an OI-E (Office Institutional - Expanded) zoning classification. The existing structure was a constructed in 1980 as a single-family residence. In 2013, the property was rezoned from an R-6 (Single - Family Residential) zoning classification to an Institutional zoning classification, and in 2019 it was changed to the current B-L under the new Zoning Ordinance. The adjacent properties on either side are also former residences that have been rezoned to business and office classifications.

Based upon the existing zoning pattern and character of the area, as well as the review criteria, the Planning Commission recommends **approval** of the rezoning request as submitted.

AN ORDINANCE
To Be Entitled

AN ORDINANCE TO REZONE CERTAIN PROPERTY FROM A B-L
(LIMITED BUSINESS) ZONING CLASSIFICATION TO AN OI-E OFFICE
INSTITUTIONAL ZONING CLASSIFICATION; TO REPEAL ALL OTHER
ORDINANCES IN CONFLICT HERewith; AND FOR OTHER PURPOSES.

BE IT ORDAINED by the Mayor and Aldermen of the City of Savannah, Georgia, in a regular meeting of Council assembled and pursuant to lawful authority thereof:

SECTION 1: The following described property be rezoned from its present B-L zoning classification to an OI-E zoning classification:

Property PIN(S): 20782 02005

Commencing from a point located along the approximate centerline of the right-of-way for Middleground Road & the roadway centerline of Dutchtown Road,

Thence proceeding in a SW direction along the approximate centerline of the right-of-way for Middleground Road for an estimated distance of 226.9 ft. to a point, said point being, THE POINT OF BEGINNING

Thence proceeding in a SW direction along the approximate centerline of the right-of-way for Middleground Road for an estimated distance of 116.6 ft. to a point,

Thence proceeding in a NW direction [N 56-22-13 W] along a line for an estimated distance of 321.1 ft. to a point,

Thence proceeding in a NE direction [N 15-33-39 E] along a line for an estimated distance of 121.0 ft. to a point,

Thence proceeding in a SE direction [S 56-23-2 E] along a line for an estimated distance of 377.0 ft. to a point, said point being, THE POINT OF BEGINNING.

SECTION 2: That the requirements of Section 3.2 of the Zoning Ordinance adopted July 18th, 2019, and the law in such cases made and provided has been satisfied. An opportunity for a public hearing was afforded anyone having an interest or property right which may have been affected by this zoning amendment, said notice being published in the Savannah Morning News, on the ____ day of _____, 2023, and the ____ day of _____, 2023, a copy of said notice being attached hereto and made a part hereof.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

EFFECTIVE DATE: This ordinance shall be effective as of the date hereof.

ADOPTED AND APPROVED: _____ 2023.

MAYOR: _____

ATTEST:

CLERK OF COUNCIL
FILE NO.: FILE # 23-000305-ZA

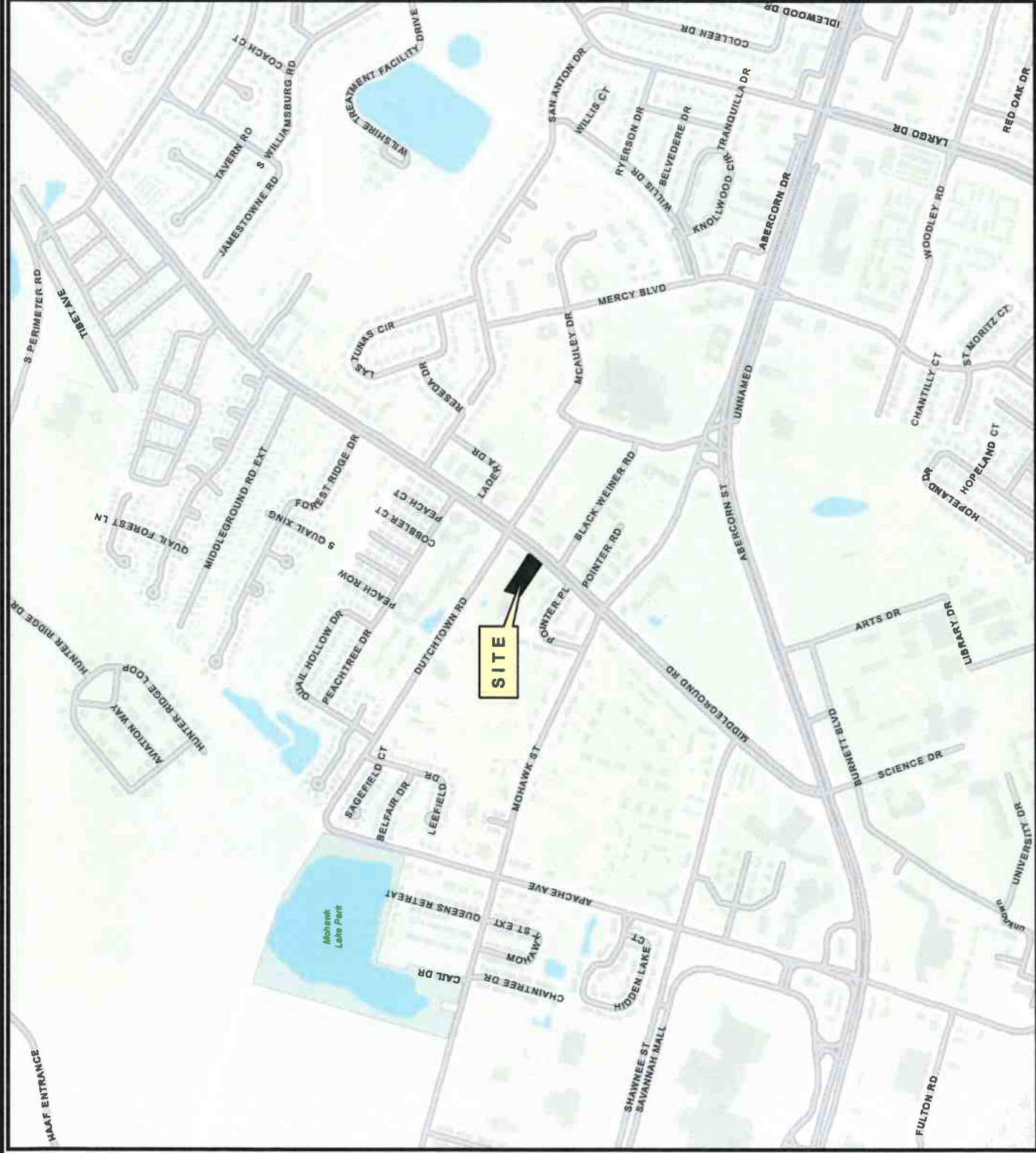
VICINITY MAP

File: 23-000305-ZA
Address: 11903 Middleground Rd
Savannah, Ga
Aldermanic District: 6 - Purtee
Commission District: 6 - Whiteley
Neighborhood: See Map
Property ID: See Map (Various)

Date: 2/10/2023



CHATHAM COUNTY - SAVANNAH
METROPOLITAN PLANNING COMMISSION
110 E. STATE ST. SAVANNAH, GA 31401-3440 PHONE 913-561-1440



THIS MAP IS A COMPILATION OF INFORMATION FROM VARIOUS SOURCES AND SCALES. IN MOST CASES THE INFORMATION HAS NOT BEEN FIELD VERIFIED. USE THIS MAP FOR GENERAL PLANNING PURPOSES ONLY.



1 inch = 1,000 feet

TAX MAP

File: 23-000305-ZA
Address: 11903 Middleground Rd
Savannah, Ga
Aldermanic District: 6 - Purtee
Commission District: 6 - Whitely
Neighborhood: See Map
Property ID: See Map (Various)

Date: 2/10/2023



CHATHAM COUNTY - SAVANNAH
METROPOLITAN PLANNING COMMISSION
110 E. STATE ST. SAVANNAH, GA 31401-2004 PHONE 912-651-1400



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1 inch = 150 feet

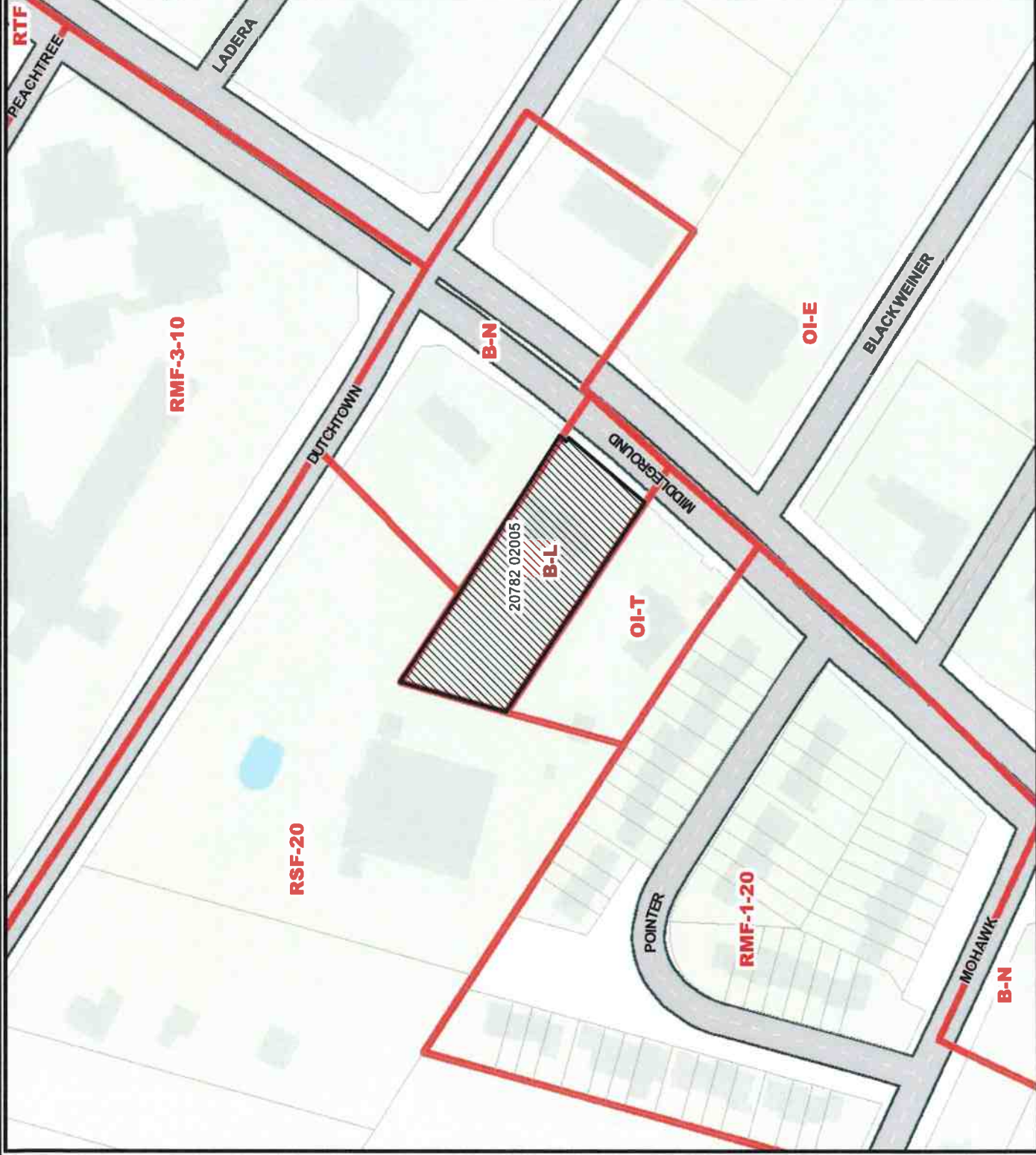
ZONING MAP

File: 23-000305-ZA
 Address: 11903 Middleground Rd
 Savannah, Ga
 Aldermanic District: 6 - Purtee
 Commission District: 6 - Whiteley
 Neighborhood: See Map
 Property ID: See Map (Various)

Date: 2/10/2023



CHATHAM COUNTY - SAVANNAH
 METROPOLITAN PLANNING COMMISSION
 118 E. STATE ST. SAVANNAH, GA 31401-3044 PHONE 912-451-1440



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1 inch = 150 feet

D

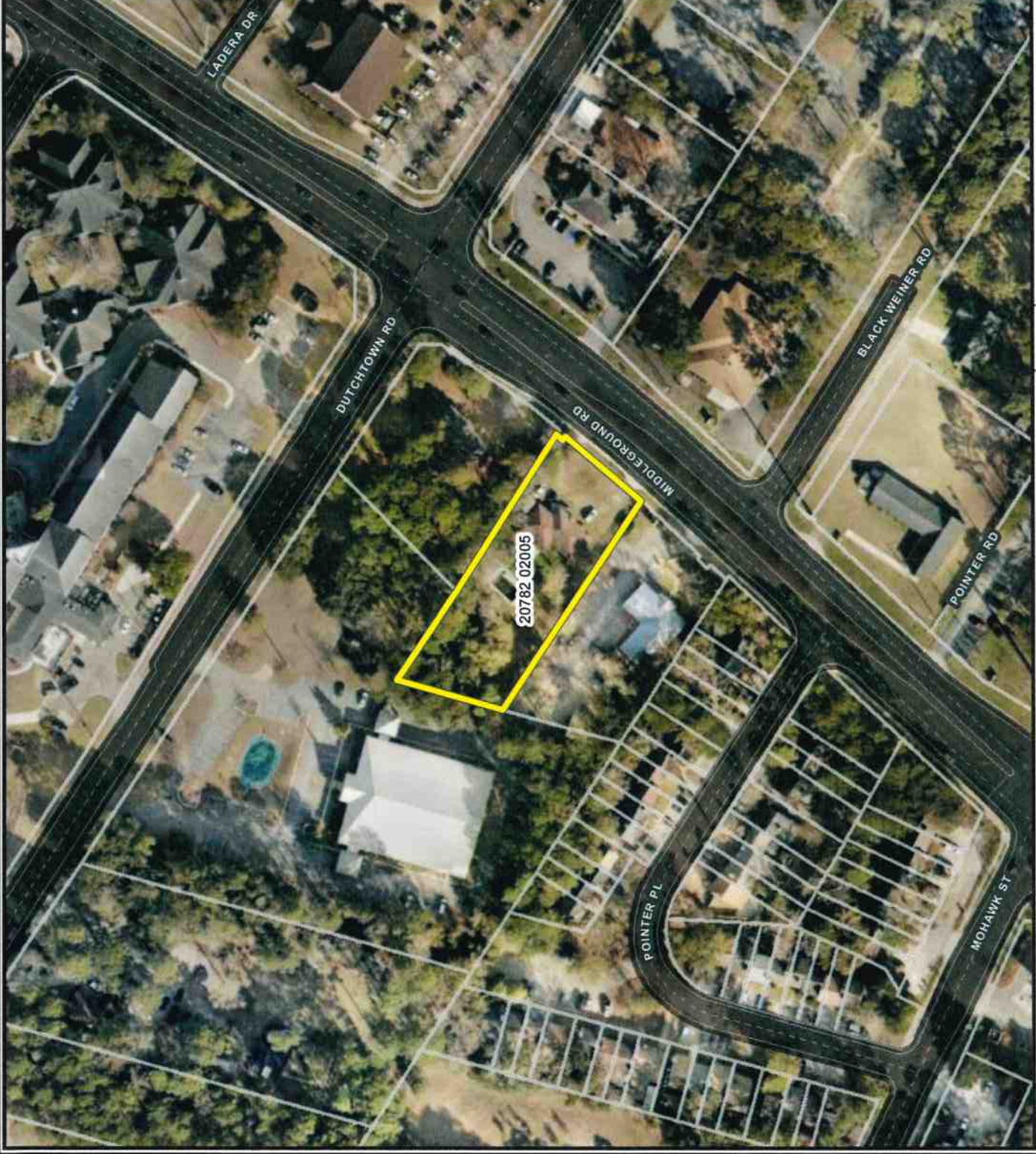
AERIAL MAP

File: 23-000305-ZA
Address: 11903 Middleground Rd
Savannah, Ga
Aldermanic District: 6 - Purtee
Commission District: 6 - Whitely
Neighborhood: See Map
Property ID: See Map (Various)

Date: 2/10/2023



CHATHAM COUNTY - SAVANNAH
METROPOLITAN PLANNING COMMISSION
119 E. STATE ST., SAVANNAH, GA 31401-2048 PHONE 912-451-1449



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1 inch = 150 feet

D

LABEL MAP

File: 23-000305-ZA
Address: 11903 Middleground Rd (Various)
Savannah, Ga
Aldermanic District: 6 - Purtee
Commission District: 6 - Whitely
Neighborhood: See Map
Property ID: See Map (Various)

DUTCHTOWN RD

20782 02005

MIDDLEGROUND RD

BLACK WILDER RD

POINTER RD

POINTER PL

Wilshire Estates/Savannah
Mall/Tranquillia Woods
NEIGHBORHOOD AREA

ROHAWK ST



CHATHAM COUNTY · SAVANNAH
METROPOLITAN PLANNING COMMISSION
110 E. STATE ST. SAVANNAH, GA 31412-3246 PHONE 912-851-1440

1 inch = 150 feet



Date: 2/9/2023

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FUTURE LAND USE

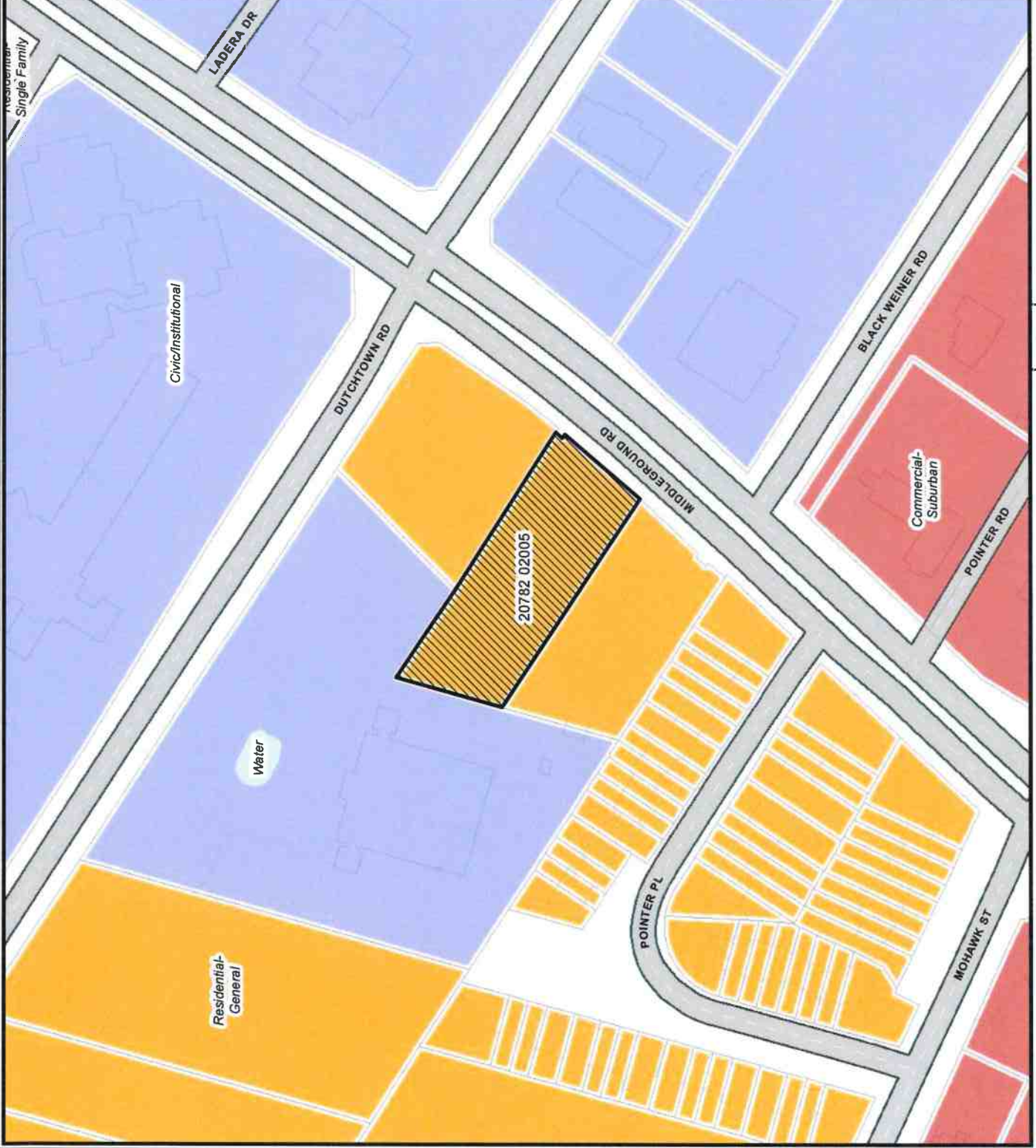
File: 23-000305-ZA
Address: 11903 Middleground Rd
Savannah, Ga
Aldermanic District: 6 - Purtee
Commission District: 6 - Whitey
Neighborhood: See Map
Property ID: See Map (Various)

- Open Water
- Commercial- Suburban
- Residential- Single Family
- Residential- General
- Civic/Institutional

Date: 2/10/2023



CHATHAM COUNTY - SAVANNAH
METROPOLITAN PLANNING COMMISSION
110 E. STATE ST. SAVANNAH, GA 31401-2040 PHONE 912-431-1440



1 inch = 150 feet



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