



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:**           OCTOBER 13, 2020

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

**FROM:**         METROPOLITAN PLANNING COMMISSION

**SUBJECT:**      MPC RECOMMENDATION

**PETITION REFERENCED:**

Rezone 24 Weiner Drive from RSF-6 to OI-T  
SPM&A LLC, Owner  
Robert Brannen, Agent  
PINs: 20494 04016  
Acreage: .21 Acres  
Aldermanic District: 4 (Palumbo)  
County Commission District: 1 (Stone)  
File No. 20-004436-ZA

**MPC ACTION:**

**Approval** of the requested rezoning from an RSF-6 (Single Family Residential) zoning classification to an OI-T (Office Institutional - Transition) zoning classification.

**MPC STAFF RECOMMENDATION:**

**Approval** of the requested rezoning from an RSF-6 (Single Family Residential) zoning classification to an OI-T (Office Institutional - Transition) zoning classification.

**MEMBERS PRESENT:** 8 + Chairman

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

**PLANNING COMMISSION VOTE:** Approve Staff Recommendation (9-0)

<b>APPROVAL</b> Votes: 9	<b>DENIAL</b> Votes: 0	<b>ABSENT</b>
Cook Coles Jarrett Milton Noha Parker Suthers Welch Woiwode		Branch Ervin Manigault Monahan Smith

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





**TO:           The Mayor and Aldermen, City of Savannah**

**FROM:       The Planning Commission**

**DATE:       October 13, 2020**

**SUBJECT:   Rezone 24 Weiner Drive from RSF-6 to OI-T  
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File No. 20-004436-ZA**

**Marcus Lotson, MPC Project Planner**

**ISSUE:**

A request to rezone .21 acres at 24 Weiner Drive from an RSF-6 (Single Family Residential) zoning classification to a OI -T (Office Institutional - Transition) zoning classification.

**BACKGROUND:**

The subject property is a residentially zoned parcel located on the northeast corner of the intersection of East Montgomery Crossroads and Weiner Drive. It is developed with a single-family residential structure built in conjunction with the Skyland Terrace neighborhood. A recent rezoning request to the B-N (neighborhood business) designation was submitted and subsequently withdrawn in order to refile for the OI-T classification.

The structure onsite is approximately 1,450 square feet in size, the property is 132 feet in width and 70 feet in depth. The Skyland Terrace subdivision was developed as a single family detached residential subdivision, where parcels are generally between 7,000 and 9,000 square feet in size. Nonresidential uses in the area include two contractor offices, approximately 300 feet east of the subject property, which were rezoned to B-N during the Zoning Ordinance update. Also, professional offices, commercial service, and a childcare center.

**FACTS AND FINDINGS:**

1. **Public Notice:** On September 23<sup>rd</sup> mailed notice of the Planning Commission meeting was sent to all property owners within 300 feet of the subject property, signs were posted on site and

required newspaper advertisements were run. The notice included instructions on how to access the meeting over the internet. As of the posting of the agenda, staff has not received any comments from the public.

2. **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	Single Family Residential	RSF-6
East	Single Family Residential	RSF-6
South	East Montgomery Crossroads / Office	OI-T
West	Single Family Residential	RSF-6

The development pattern in the vicinity of the subject property is similar to other southside Savannah neighborhoods that abut arterial streets. It includes, in this case, a single-family neighborhood that is accessed via an arterial roadway. While many of the nearby uses are nonresidential because of the proximity to Montgomery Crossroads, the Skyland Terrace subdivision has stable housing stock and is largely protected from the impacts of commercial uses. In addition, due to the road network, the neighborhood suffers from little cut through traffic and trips not related to the residences within the subdivision.

3. **Future Land Use:** The Comprehensive Plan Future Land Use Map designates the subject property as Commercial Neighborhood. The proposed district is consistent with this classification. Adjacent properties on the north side of East Montgomery Crossroads were also given this designation. Likely, in consideration of the fact these homes abutted an arterial street and properties would eventually be combined to create parcels of adequate size for nonresidential use.

4. **Existing RSF- (Single Family Residential) District:**

a. **Intent of the RSF Districts:** “The Residential Single-family (“RSF”) districts are established to allow single-family detached development on varying lot sizes which are indicated by the number (suffix) following the district name.”

b. **Allowed Uses:** Allowed uses in the RSF district are attached to the agenda. (*Table 1*).

c. **Development Standards:** The development standards are attached to the agenda. (*Table 2*).

5. **Proposed OI-T (Office Institutional - Transition) Zoning District:**

a. **Intent of the OI-T District:** The Office and Institutional-Transition (“OI-T”) district is established to facilitate the orderly transition of properties originally developed for residential use to limited nonresidential uses. These properties are located in areas where

increased automobile traffic, road widening or other factors have diminished residential viability, resulting in the need for a transitional area to buffer surrounding residential properties.

b. **Allowed Uses:** The allowed uses are attached to the agenda item. *Table 1.*

c. **Development Standards:** The development standards are attached to the agenda. *Table 2.*

6. **Transportation Network:** The subject property is accessed from an existing semi-circle driveway that intersects with both East Montgomery Crossroads and Weiner Drive. Weiner Drive is an unclassified residential street. The pavement width is approximately 20 feet. East Montgomery Crossroads is classified as an arterial roadway. It was widened over 30 years ago to a four-lane divided roadway with an approximate right-of-way width of 90 feet.
7. **Public Services and Facilities:** The property is served by the Savannah Police Department, City fire protection and by City water and sewer services.

#### **ADDITIONAL REVIEW CRITERIA:**

##### ***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.*

**Staff Comment:** The range of uses permitted in the OI-T zoning district is compatible with some of the uses found along Montgomery Crossroads but not within the interior of Skyland Terrace.

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

**Staff Comment:** Based on observation, there does not appear to be a shortage of opportunities to develop small scale nonresidential space within the City of Savannah. However, the circumstance along Montgomery Crossroads as it relates to development pressure is unique.

##### ***b. Compatibility***

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

**Staff Comment:** There are examples nearby of residential uses converting to nonresidential use. There do not appear to have been adverse impacts on adjacent properties.

- 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.*

**Staff Comment:** The proposed OI-T district is compatible with some other uses that abut Montgomery Crossroads and can serve as a transition more so than a business zoning district.

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

**Staff Comment:** This is a property that has always been residentially developed. The neighborhood has remained stable. Some residential conversions have taken place in the vicinity, those lots for the most part, seem to have merged into the neighborhood well.

**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.*

**Staff Comment:** The proposed zoning for the subject property is consistent with the Future Land Use Map.

**d. Reasonable Use**

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

**Staff Comment:** Under the current zoning the property owner does have reasonable use.

**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.*

**Staff Comment:** Public services are available and could accommodate the uses permitted in the proposed district.

**f. Proximity to a Military Base, Installation or Airport**

*In accordance with the O.C.G.A. §36-66-6, when a rezoning is proposed for property located within 3,000 feet of a military base, installation or airport, or within the 3,000-foot Clear Zone and Accident Prevention Zones I and II as prescribed in the definition of an Air Installation Compatible Use Zone that is affiliated with such base.*

The subject properties are not within 3,000 feet of a military base or within the other listed zones.

**5.15.9 Additional Requirements Applicable to the Office and Institutional Districts**

a. **All OI districts**

Principal use dwellings shall be at least 450 square feet.

b. **OI-T District**

i. **Location**

Property zoned OI-T shall be located along a street classified as a collector or arterial as identified in [Appendix A-1](#).

ii. **Site Development Plan requirement**

The Site Development Plan for the conversion of an existing structure and for new construction shall meet the standards of Sec. 3.8, Development Plan Review. The Site Development Plan shall also include building elevations showing how the proposed use of the property will meet the visual compatibility requirements listed below.

iii. **Visual compatibility requirements**

The design and construction of a new building and the design and construction of alterations to an existing building that is moved, reconstructed, materially altered or repaired shall be visually compatible with the adjacent residential buildings in terms of the following features:

1. **Architectural style**

Exterior changes to existing buildings shall be of the same residential architectural style as the original structure or of the style of nearby residential dwellings. New buildings shall be of the same residential architectural style prevalent in the surrounding neighborhood.

2. **Roof design**

Buildings shall have a roof design typical of the adjacent single-family residences.

3. **Off-street parking**

No more than two (2) parking spaces are permitted to be located within the front or side yard. All loading/unloading areas shall be located in the rear yard.

4. **Lighting**

Accent lighting is permitted only on the front façade of the building and shall be directed away from adjacent residential dwellings and lots.

iv. **Additional development standards**

1. Hours of operation shall be restricted to the hours between 7:00 a.m. and 9:00 p.m.
2. No outdoor storage or displays shall be allowed.
3. No more than three (3) employees shall be onsite at any time.

**POLICY ANALYSIS:**

Per the Zoning Ordinance, the proposed zoning district is created to:

*“facilitate the orderly transition of properties originally developed for residential use to limited nonresidential uses. These properties are located in areas where increased automobile traffic, road widening or other factors have diminished residential viability, resulting in the need for a transitional area to buffer surrounding residential properties.”*

The preceding definition fits the scenario for the subject property. Staff finds that a rezoning to OI-T would not likely lead to negative impacts on the existing single-family residential neighborhood due to the limited range of uses permitted in the district.

**ALTERNATIVES:**

1. Approve the petition as submitted
2. Deny the proposed rezoning.

**RECOMMENDATION:** **Approval** of the requested rezoning from an RSF-6 (Single Family Residential) zoning classification to an OI-T (Office Institutional - Transition) zoning classification.



<b>Table 1: Comparison of Principal Uses for the RSF-10 (Existing) and OI-T (Proposed) Zoning Districts</b>	
<b>RSF-10</b>	<b>OI-T</b>
Single-family detached	Single-family detached
Agriculture, personal	Agriculture, personal
Community garden	Community Garden
Park, general	Park, general
Library/community center	Library/community center
Police/fire station or substation	Police/fire station or substation
Child/adult day care home	Child/adult day care home
School, public or private (K-12)	Child/adult day care center
All places of worship	School, public or private (K-12)
Personal care home, registered	All places of worship
Golf course	Assisted living facility
Retail consumption dealer	Personal care home, registered
Dock, private	Personal care home, family
Dock, residential community	Office, general
Marina, residential	Office, medical
Watercraft launch/ramp	Art/photo studio; gallery
Utilities, major	Services, general
Utilities, minor	Catering establishment
	Instructional studio or classroom
	Personal service shop
	Psychic; palmist; medium; fortune teller
	Repair-oriented services
	Retail consumption dealer (on premise consumption)
	Bed and Breakfast Homestay
	Bed and breakfast
	Utilities, major
	Utilities, minor

<b>Table 2. Comparison of Development Standards</b>		
<b>Standards</b>	<b>RSF-6</b>	<b>OI-T</b>
<b>Building Setbacks (min ft)</b>		
Front yard	25	15
Side (interior) yard	27	10
Side (street) yard	15	10
Rear yard	25	20
From access easement	5	5
Building Separation	See Fire Code	See Fire Code
<b>Building Coverage (max)</b>	40%	75%
<b>Height (max ft)</b>	36	36
<b>Parking Area Setback (min ft)</b>		
From collector or arterial street rights-of-way	15	15
From local street rights-of-way	10	10
Abutting lane, property line or access easement	5	5

Google Maps 411 E Montgomery Cross Rd



Image capture: Jul 2019 © 2020 Google

Savannah, Georgia



Street View

Google Maps 501 E Montgomery Cross Rd



Image capture: Jul 2019 © 2020 Google

Savannah, Georgia



Street View



Google Maps 610 E Montgomery Cross Rd



Image capture: Jul 2019 © 2020 Google

Savannah, Georgia



Street View



Google Maps 604 E Montgomery Cross Rd



Image capture: Jul 2019 © 2020 Google

Savannah, Georgia



Street View



Colonial Village at Huntington



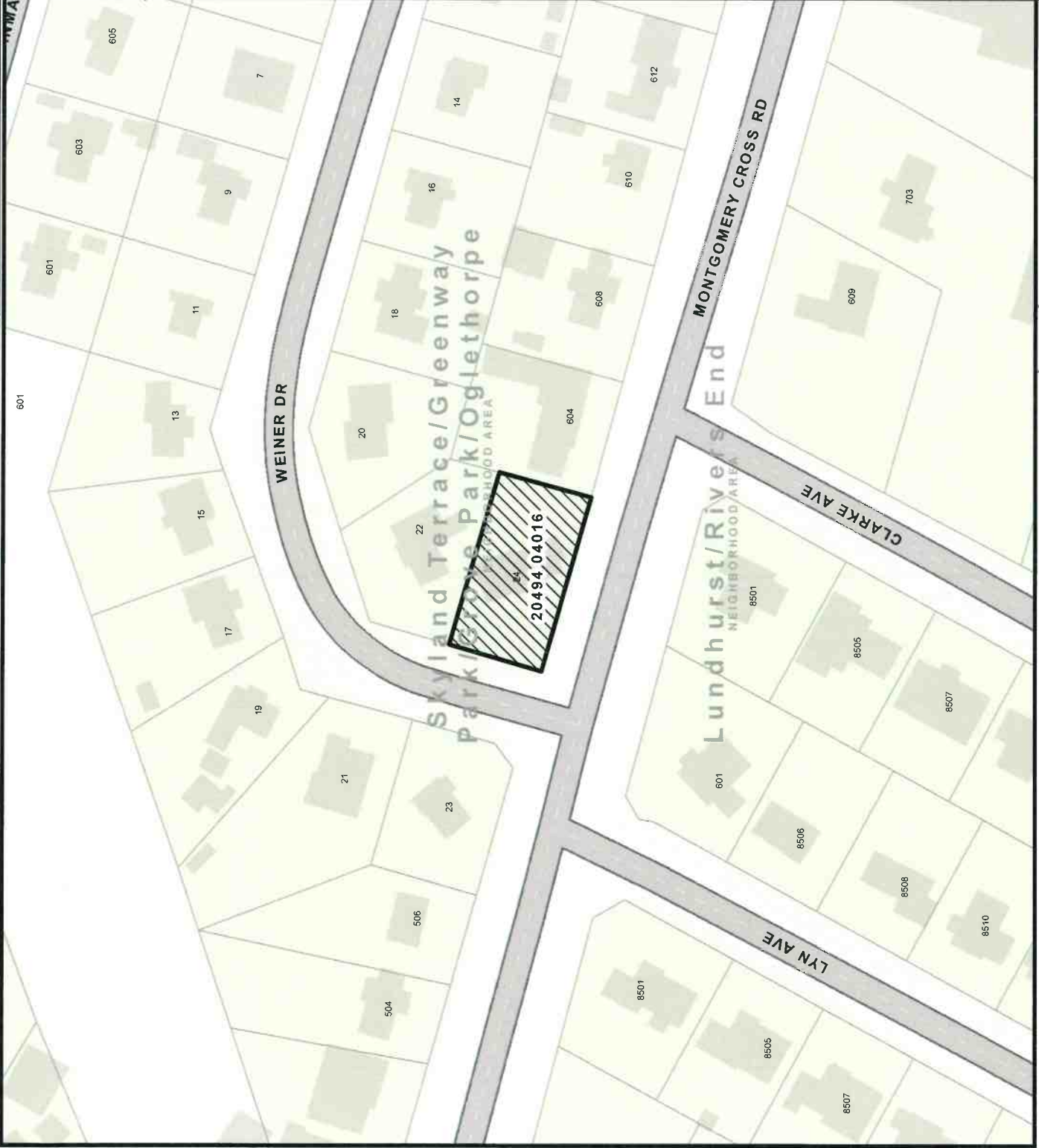
# TAX MAP

20-004436-ZA  
24 Weiner Drive  
Savannah, Ga  
Aldermanic District: 4 (Palumbo)  
Commission District: 1 (Stone)  
Neighborhood: Oglethorpe/  
Lundhurst Area  
PIN(s): See Map

Date: 7/23/2020



CHATHAM COUNTY - SAVANNAH  
METROPOLITAN PLANNING COMMISSION  
110 E. STATE ST. SAVANNAH, GA 31402-9246 PHONE 912-651-1440



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 = 100 feet

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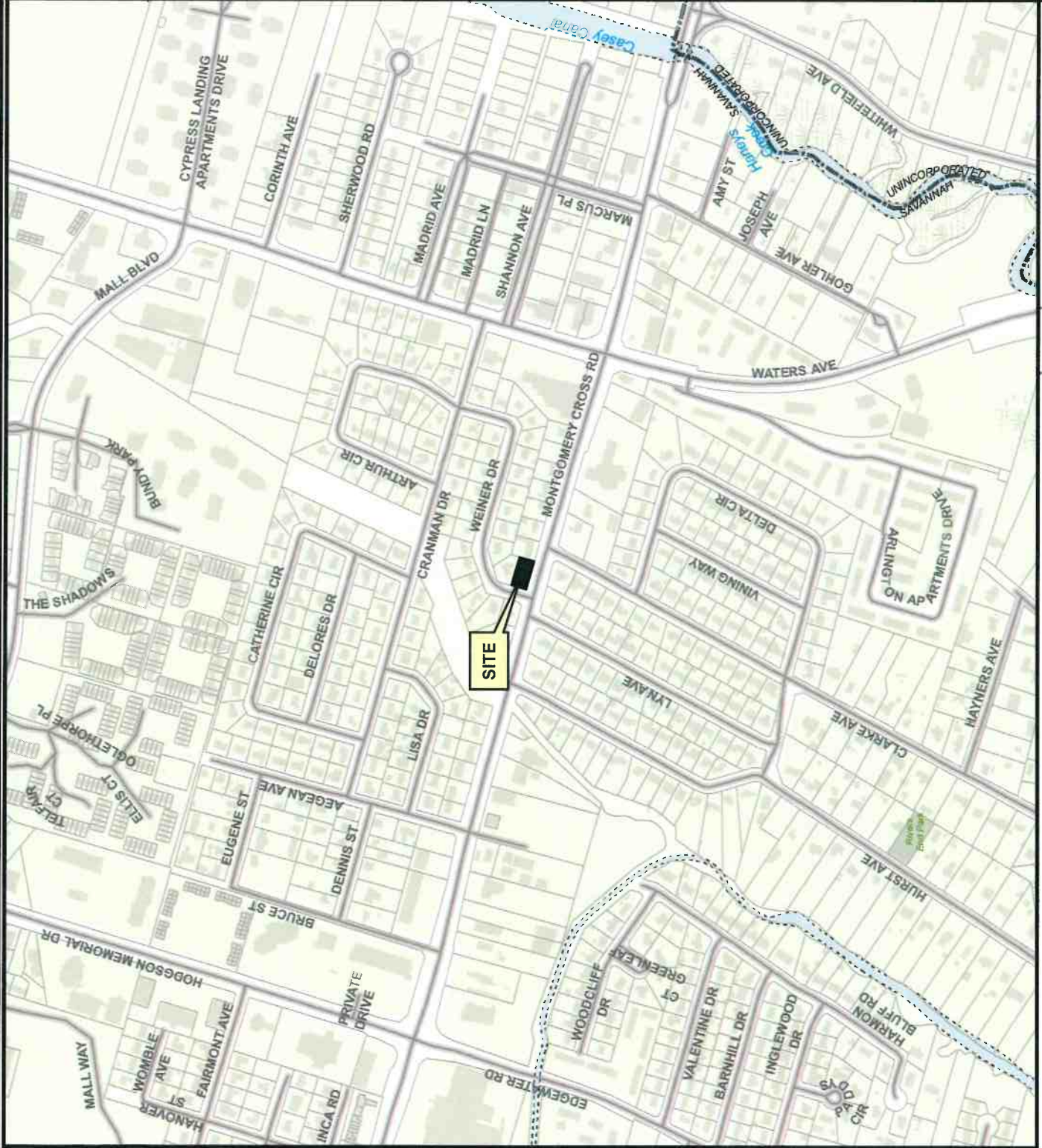
# VICINITY MAP

20-004436-ZA  
 24 Weiner Drive  
 Savannah, Ga  
 Aldermanic District: 4 (Palumbo)  
 Commission District: 1 (Stone)  
 Neighborhood: Oglethorpe/  
 Lundhurst Area  
 PIN(s): See Map

Date: 7/23/2020



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1 inch = 600 feet

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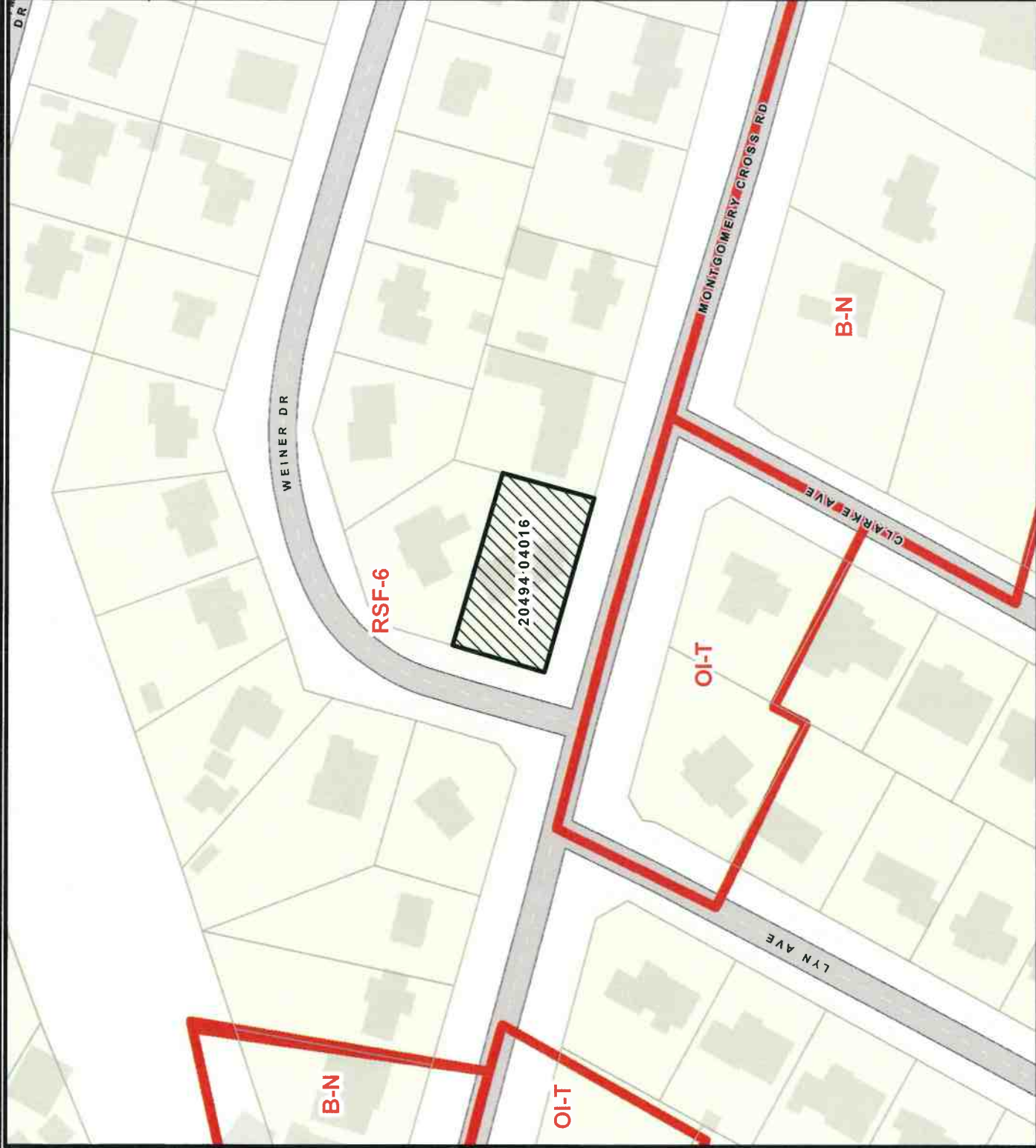
# ZONING MAP

20-004436-ZA  
24 Weiner Drive  
Savannah, Ga  
Aldermanic District: 4 (Palumbo)  
Commission District: 1 (Stone)  
Neighborhood: Oglethorpe/  
Lundhurst Area  
PIN(s): See Map

Date: 7/23/2020



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1 inch = 100 feet

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