



METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

DATE: June 11, 2024
TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: FLUM Amendment

PETITION REFERENCED:

Petitioner: Joshua Yellin

Property Owner: Jeff Notrica

Address: 2180 East Victory Drive

Alderman: District - 3 – Linda Wilder-Bryan

County Commission: District - 3– Bobby Lockett

Property Identification Number: 20081 07003

Petition File No.: 24-002848-ZA

MPC ACTION:

The Planning Commission recommends **denial** of the request to amend the FLUM to reflect '*Commercial- Suburban*' use.

Alternatively, the Planning Commission recommends **approval** of amendment of the FLUM to reflect '*Civic/Institutional*' use consistent with the adjoining parcel to the west. This designation will also permit the requested zoning and specifically identified use.

MPC STAFF RECOMMENDATION:

The MPC Staff recommends **denial** of the request to amend the FLUM to reflect '*Commercial- Suburban*' use.

Alternatively, Staff recommends **approval** of amendment of the FLUM to reflect '*Civic/Institutional*' use consistent with the adjoining parcel to the west. This designation will also permit the requested zoning and specifically identified use

MEMBERS PRESENT: 11

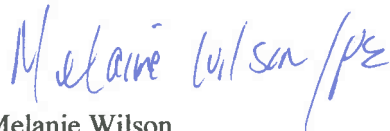
Traci Amick	Jeff Notrica
Stephen Plunk	Joseph Welch
Travis Coles- Vice Chair	Wayne Noha
Karen Jarrett – Chairwoman	Michael Kaigler
Laureen Boles	Dwayne Stephens
Tom Woiwode	

PLANNING COMMISSION VOTE: Approve Staff’s Alternative Recommendation.
(10-0)

APPROVAL Votes: 10	DENIAL Votes:	Abstain	ABSENT
Amick Coles Plunk Welch Noha Boles Jarrett Kaigler Stephens Woiwode		Notrica	Ross Melder Ervin



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



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

To: The City Council
From: The Planning Commission
Date: June 11, 2024
Subject: Comprehensive Plan - Future Land Use Map Amendment
Agent: Joshua Yellin
Address: 2180 East Victory Drive
PIN's: 20081 07003
Site Area: 1.77 acres
Aldermanic District: 3 – Linda Wilder Bryan
Chatham County Commission District: 3 – Bobby Lockett
File Number: 24-002848-ZA-FLUM

Request:

The Petitioner requests amendment of the Future Land Use Map from the designation of *'Residential-General'* to *'Commercial-Suburban'* for the purpose of rezoning the property to Office and Institutional-Expanded (OI-E). The proposed use is a mini-warehouse storage development.

Background:

The subject property, which is a 1.77 acre parcel on the north side of Victory Drive, is developed with a residential structure constructed in 1938, which is currently uninhabited. The property also contains three accessory buildings which were constructed in the same style as the principal building. The property is adjacent on the west side with the former St. Mary's Home for Girls, which now operates as the administrative offices for the Roman Catholic Diocese of Savannah. East of the subject property is a multifamily residential development originally built in 1970, which includes 150 dwelling units on 9.35 acres.



Evaluation:

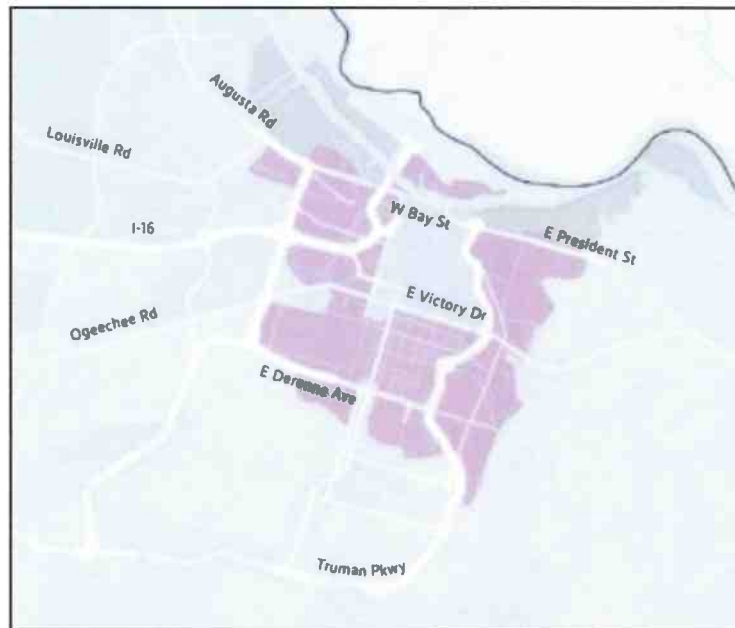
Within the City of Savannah, the Zoning Ordinance requires amendments to the zoning map to be consistent with the FLUM. In essence, amendment of the FLUM very technically signals appropriateness of only specifically identified zoning districts. New ZO Sec. 5.15.2 requires a Future Land Use designation of *Civic/Institutional* or *Commercial-Suburban* for property to be rezoned to Office and Institutional-Expanded (OI-E) 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: The subject property is within the 'Urban Transitional' area as identified by the [Land Use Element](#) within Plan 2040 (p. 184-185). '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.’



'Urban Transitional' Character Area

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

MPC Comment: PLAN 2040 prescribes an urban transition character more so than a suburban character for the subject property. Where a Commercial-Suburban designation may suggest future use that has a large surface parking lot, a Civic/Institutional designation would signal desire for a less intense and more community-oriented use. The Office and institutional zoning districts are ideal for uses that are relatively innocuous from an intensity perspective and desirable in close proximity of residences.

The Plan provides the following descriptions of these land use categories:

Commercial-Suburban: Business areas supporting shopping centers and corridor commercial uses.

Civic/Institutional: Areas that consist of educational, religious, medical, and/or public uses, which may be in a campus setting and may include private or public open space. Such areas may include schools, places of worship, hospitals, libraries, public recreation, municipal facilities, or uses of a similar nature.

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

MPC Comment: The [Victory Drive Corridor Study](#), initiated in 2015, identified this particular segment as the most congested within the Corridor. The proposed use is likely to generate fewer vehicle trips than development at maximum permissible density as currently zoned.

4. Written comments, evidence, and testimony of the public.

MPC Comment: MPC Staff has received no specific feedback with regard to the appropriateness of commercial (*generally*), civic or institutional use on the subject property. Comments received have addressed mini-warehouse storage use specifically.

Previous testimony from the public and members of the Planning Commission with regard to redevelopment of the site focused primarily on preservation of Victory Drive as a scenic corridor and limitation of additional traffic to be generated by a future use.

Planning Commission Recommendation

The Planning Commission recommends **denial** of the request to amend the FLUM to reflect 'Commercial- Suburban' use.

Alternatively, the Planning Commission recommends **approval** of amendment of the FLUM to reflect 'Civic/Institutional' use consistent with the adjoining parcel to the west. This designation will also permit the requested zoning and specifically identified use.