



METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

DATE: July 9, 2024
TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: Zoning Map Amendment

PETITION REFERENCED:

Petitioner: Joshua Yellin

Property Owner: Abercorn Stay, LLC

Address: 29 East 67th Street

Alderman: District - 4 – Nick Palumbo

County Commission: District - 1– Helen Stone

Property Identification Number: 20112 06006

Petition File No.: 24-003234-ZA-MAP

MPC ACTION:

The Planning Commission recommends **approval** of the request to rezone the subject parcel from an RSF-10 (Residential Single Family-10) to an RMF-2-30 (Residential Multi Family-2 to 30) with the condition that the site plan comes back before the MPC.

MPC STAFF RECOMMENDATION:

The MPC Staff recommends **approval** of the request to rezone the subject parcel from an RSF-10 (Residential Single Family-10) to an RMF-2-30 (Residential Multi Family-2 to 30) with the condition that the site plan comes back before the MPC.

MEMBERS PRESENT: 9

Traci Amick
Stephen Plunk
Travis Coles- Vice Chair
Karen Jarrett – Chairwoman
Amanda Wilson
Jeff Notrica
Joseph Welch
Coren Ross
Michael Kaigler

PLANNING COMMISSION VOTE: Approve Staff Recommendation with condition.
(9-0)

APPROVAL Votes: 11	DENIAL Votes: 0	ABSENT
Amick Coles Notrica Plunk Welch Wilson Jarrett Kaigler Ross		Melder Ervin Stephenson Boles Woiwode



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 9, 2024

Subject: Zoning Map Amendment

Agent: Josh Yellin for Abercorn Stay, LLC

Address: 29 E 67th Street

PIN's: 20112 06006

Site Area: 0.5 acres

Aldermanic District: 4 – Alderman Nick Palumbo

Chatham County Commission District: 1 – Commissioner Helen L. Stone

File Number: 24-003234-ZA-MAP

Neighborhood/Subdivision: Abercorn Heights/Lamar Heights/Ridgewood/Poplar Heights

Current Zoning District: RSF-10 (Residential Single Family-10)

Future Land Use (FLU) Category: Suburban Single Family*

Request:

The Petitioner requests the rezoning of the subject parcel from an RSF-10 (Residential Single Family-10) district to an RMF-2-30 (Residential Multi Family-2-30) for the expansion of an existing multifamily development.

Facts and Findings

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 also posted on site.

Neighborhood meeting: There is no active neighborhood organization in Abercorn Heights/Lamara Heights/Ridgewood/Poplar Heights.

Background: The subject parcel is a combination of two lots (Lot 17 and the east 30 feet of Lot 16) in the Cheryl Terrace Subdivision, Peoples Ward, dating back to 1954. County records indicate that the property class is commercial, with two buildings constructed for multi-family residential use in 1959. The buildings have a total area of approximately 9,000+ square feet.

South of the subject property is the Jewish Educational Alliance which is zoned Office and Institutional – Expanded (OI-E).



29 E 67th Street Aerial Map

Impact and Suitability

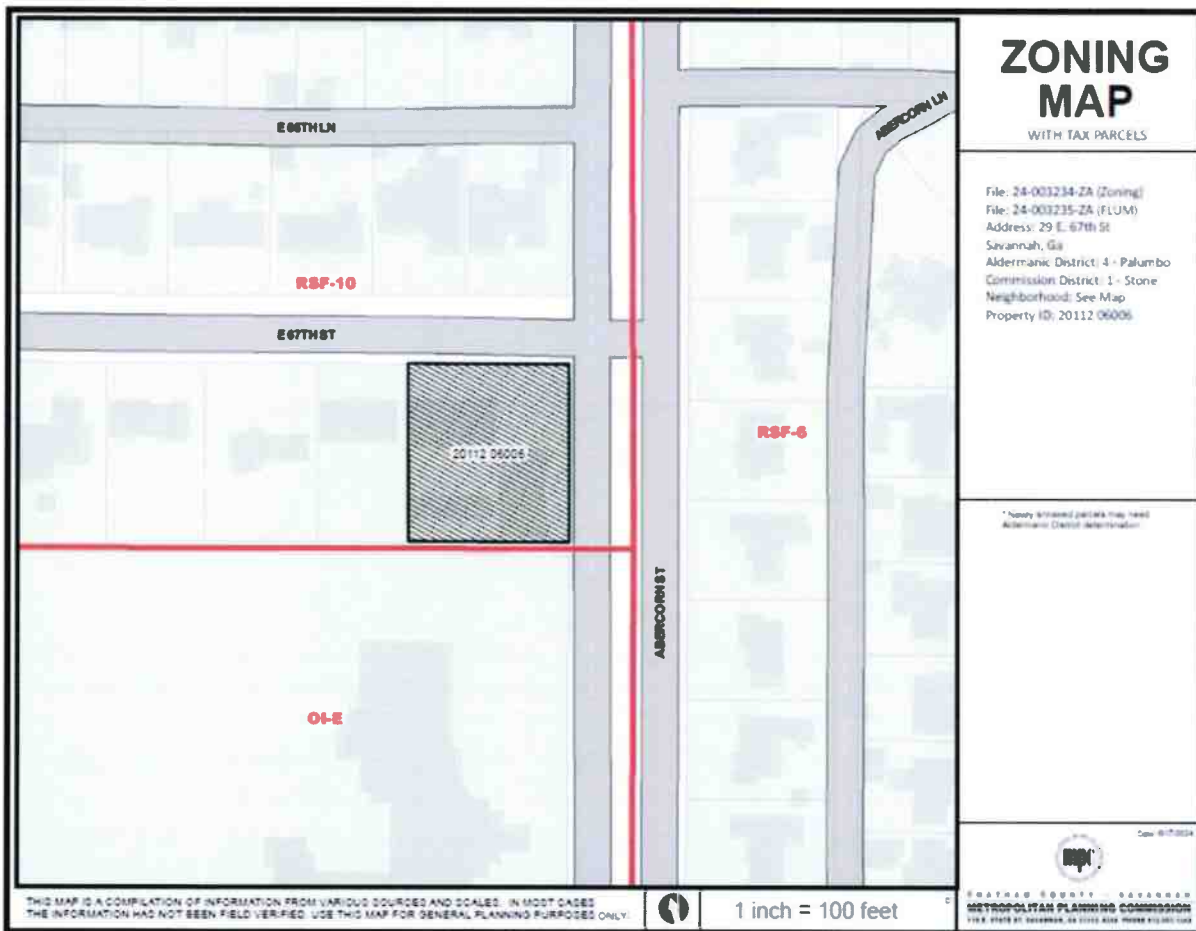
1. **Transportation Network:** The site has 141.86' of frontage on E 67th Street and ~155' of frontage on Abercorn Street.
2. **Public Services and Facilities:** The subject parcel has access to the City's public water, sewer, and stormwater systems.
3. **Chatham Area Transit (CAT):** CAT bus routes run with Abercorn Street. There are 5 bus stops within 1000' from the property along Abercorn Street.

- 4. Comprehensive Plan Land Use Element:** The Chatham County-Savannah Comprehensive Plan Future Land Use Map (FLUM) designates the subject property as 'Suburban Single-Family Residential.' The proposed rezoning to RMF-2-30 (Residential Multi Family-2-30) is contingent upon a request to amend the FLUM filed concurrently with the present rezoning request. If approved, the FLUM designation will change to 'Residential-General.'
- 5. Existing RSF-10 Zoning District:**
 - a. Intent of the RSF-10 District:** To preserve and establish areas for single-family detached homes on lots of at least 10,000 square feet, with a minimum lot width of 70 feet.
 - b. Allowed Uses:** RSF-10 mainly allows single-family detached development. For other uses please refer Sec 8.3.5.1.2. and Sec. 8.3.5.4. Principal Use Table of City of Savannah Code of Ordinances.
 - c. Development Standards:** Please refer Sec. 8.3.5.7.5 City of Savannah Code of Ordinances for the development standards for the RSF-10 district.
- 6. Proposed RMF-2-30 Zoning District:**
 - a. Intent of the RMF-2-30 District:** The Residential Multi-family-2 (RMF-2) district is established to allow multi-family development in addition to other types of residential development. The RMF-2-30 should allow a density of 30 units per acre. Apart from RMF-1, the RMF- districts are intended to be placed on higher classifications of streets and near mass transit corridors, retail services and employment opportunities.
 - b. Allowed Uses:** Residential uses of detached and attached single-family, two-family, townhouse, stacked townhouse, three-four family, and apartment are allowed in RMF-2. A limited number of nonresidential uses are allowed that are harmonious with multi-family residential areas. For other uses please refer Sec. 8.3.5.4. Principal Use Table of City of Savannah Code of Ordinances
 - c. Development Standards:** Please refer Sec. 8.3.5.10.5 City of Savannah Code of Ordinances for the development standards for the RMF-2 district.
- 7. Development Pattern:** The development pattern in the area is characterized as 'Urban Transitional' according to the Character Areas established in Plan2040. Urban Transitional character areas, sometimes called "urban edge" or "urban expansion" areas, include places like the Cuyler-Brownville Historic District, Ardsley Park, Victory Heights, and commercial corridors on Abercorn Street and Victory Drive. These areas feature automobile-oriented, suburban-style residences with access to urban amenities and public transit. They are also pedestrian-friendly with well-used sidewalks, parks, and open spaces. There are significant opportunities for redevelopment and infill development, particularly in corridors suitable for Transit-Oriented Development (TOD). Uses of Urban Transitional zone is attached and detached residential, commercial, and civic and institutional facilities.

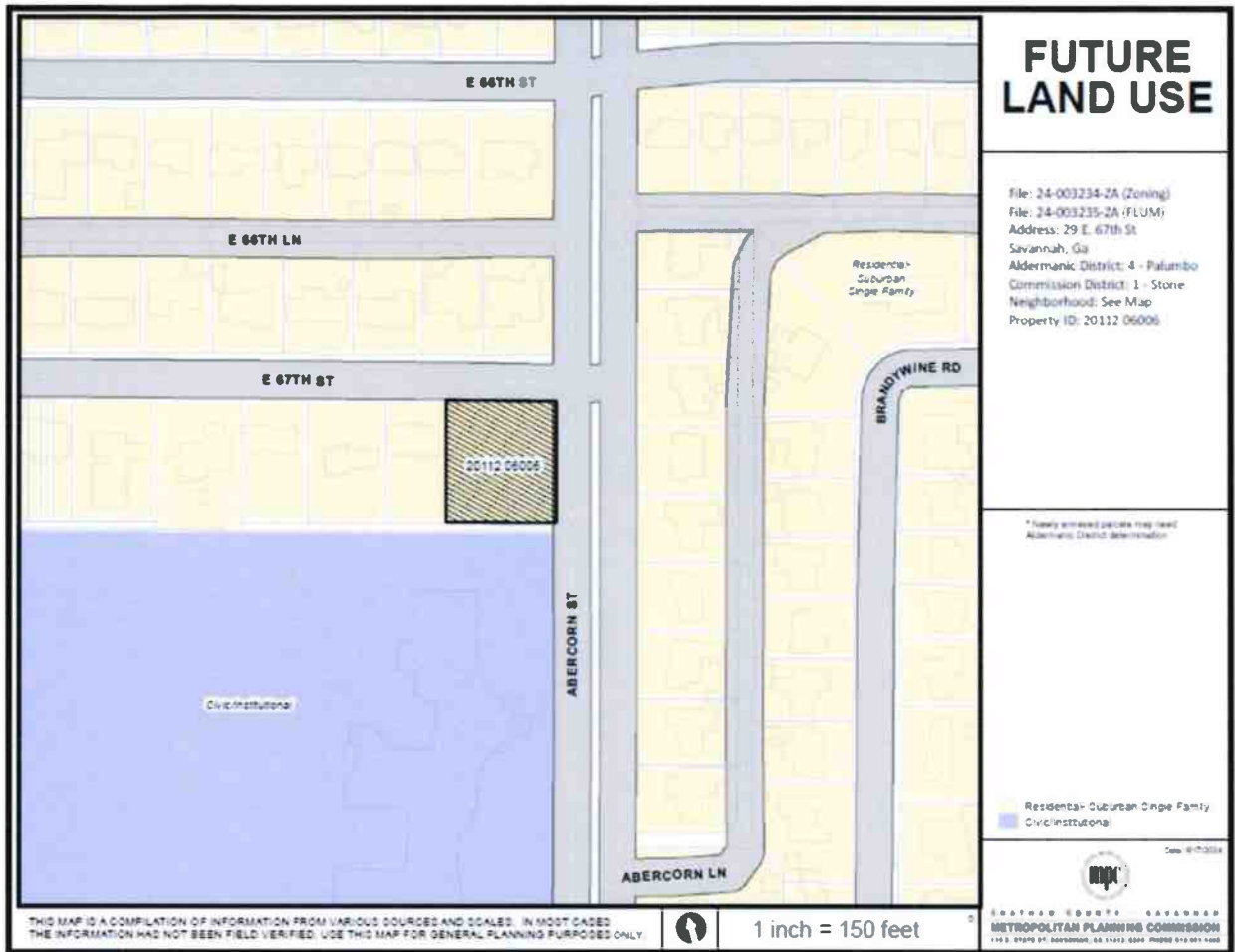
The site is on the northern end of an area that more closely exhibits characteristics of the *Suburban Commercial* character area, described as automobile-oriented commercial centers that cater to community and regional shopping and service needs. These areas are located along major thoroughfares like Abercorn Street Extension, U.S. 80, and I-16, these areas feature commercial developments such as malls, office buildings, and big box stores with large, front-facing parking lots.

The land uses and zoning districts surrounding the subject site include the following:

Location	Land Use	Existing Zoning
North	Suburban Single Family	RSF-10
South	Civic/Institutional	OI-E
East	Suburban Single Family	RSF-6
West	Suburban Single Family	RSF-10



Zoning Map



Future Land Use Map

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 are permitted by the current zoning district.

MPC Comment: The existing zoning of RSF-10 only allows residential uses of single-family detached. It does not allow any multi-family residential uses or commercial uses and the other uses are also limited. In contrast, proposed RMF-2-30 zoning allows a range of residential uses including apartments and commercial uses including retail and civic and institutional. Therefore, the RMF-2-30 zoning corresponds more closely to the development pattern seen in the vicinity along the Abercorn Street corridor.

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

MPC Comment: Allowance of RMF-2-30 development on the parcel would permit the addition of multifamily units, addressing the need in the City/County for additional housing units.

b. Compatibility

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

MPC Comment: The number of additional residential units proposed is not expected to produce adverse impacts. The requested density represents a maximum, but the final number of units will ultimately be determined by the ability to meet all general site requirements during site plan review.

Additionally, the nearest adjoining land uses are institutional and multifamily residential, which are both compatible with the anticipated intensity of the proposed use.

- 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 existing land use of multifamily residential is inconsistent and nonconforming with respect to the existing zoning of RSF-10. However, the proposed zoning change will bring the use into conformity with zoning.

- 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: Plan 2040 prioritizes “development and redevelopment in a responsible manner, encouraging compact development, walkable neighborhoods, increased connectivity, and open space preservation.” The Plan also places a high priority on identification of opportunities to create a wider variety of housing types within existing neighborhoods.

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 Comprehensive Plan and Future Land Use Map has the subject property categorized as Suburban Residential. Therefore, the proposed RMF-2-30 zoning change and residential use (apartments) are incompliant with the Future Land Use classifications.

d. Reasonable Use

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

MPC Comment: Currently, the property is used for multi-family residential, which is nonconforming with the existing zoning of RSF-10. The parcel could plausibly be

redeveloped for a single-family residence, though it is unlikely since it has been developed as a multifamily dwelling since at least 1959. It is more likely the existing nonconforming structure would be maintained as long as economically feasible.

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 water, stormwater, sewer services, schools, public safety and emergency facilities, road, ingress and egress, and parks are available.

f. Proximity to a Military Base, Installation or Airport

MPC Comment: Although the property is not within a military zone, it is nearly 2 miles northeast of Hunter Army Airfield.

Recommendation

The Planning Commission recommends **approval** of the request to rezone the subject parcel from an RSF-10 (Residential Single Family-10) to an RMF-2-30 (Residential Multi Family-2 to 30) with the condition that the site plan comes back before the MPC.