



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: Future Land Use 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.: 24-003235-ZA-FLUM

MPC ACTION:

The Planning Commission recommends **approval** of the requested FLUM amendment to Residential – General.

MPC STAFF RECOMMENDATION:

The MPC Staff recommends **approval** of the requested FLUM amendment to Residential – General.

MEMBERS PRESENT: 10

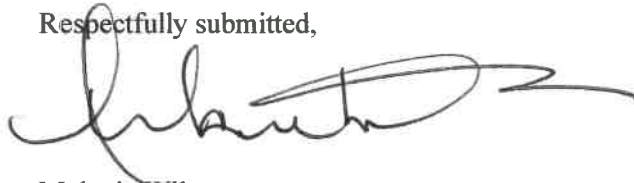
Traci Amick	Jeff Notrica
Stephen Plunk	Joseph Welch
Travis Coles- Vice Chair	Coren Ross
Karen Jarrett – Chairwoman	Michael Kaigler
Amanda Wilson	
Tom Woiwode	

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

APPROVAL Votes: 10	DENIAL Votes: 0	ABSENT
Amick Coles Notrica Plunk Welch Woiwode Wilson Jarrett Kaigler Ross		Melder Ervin Stephenson Boles



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: Comprehensive Plan – Future Land Use Map Amendment

Owner: Abercorn Stay, LLC

Agent: Joshua Yellin

Address: 29 East 67th Street

PIN: 20112 06006

Site Area: 0.51 ac

Alderman District: 4 – Nick Palumbo

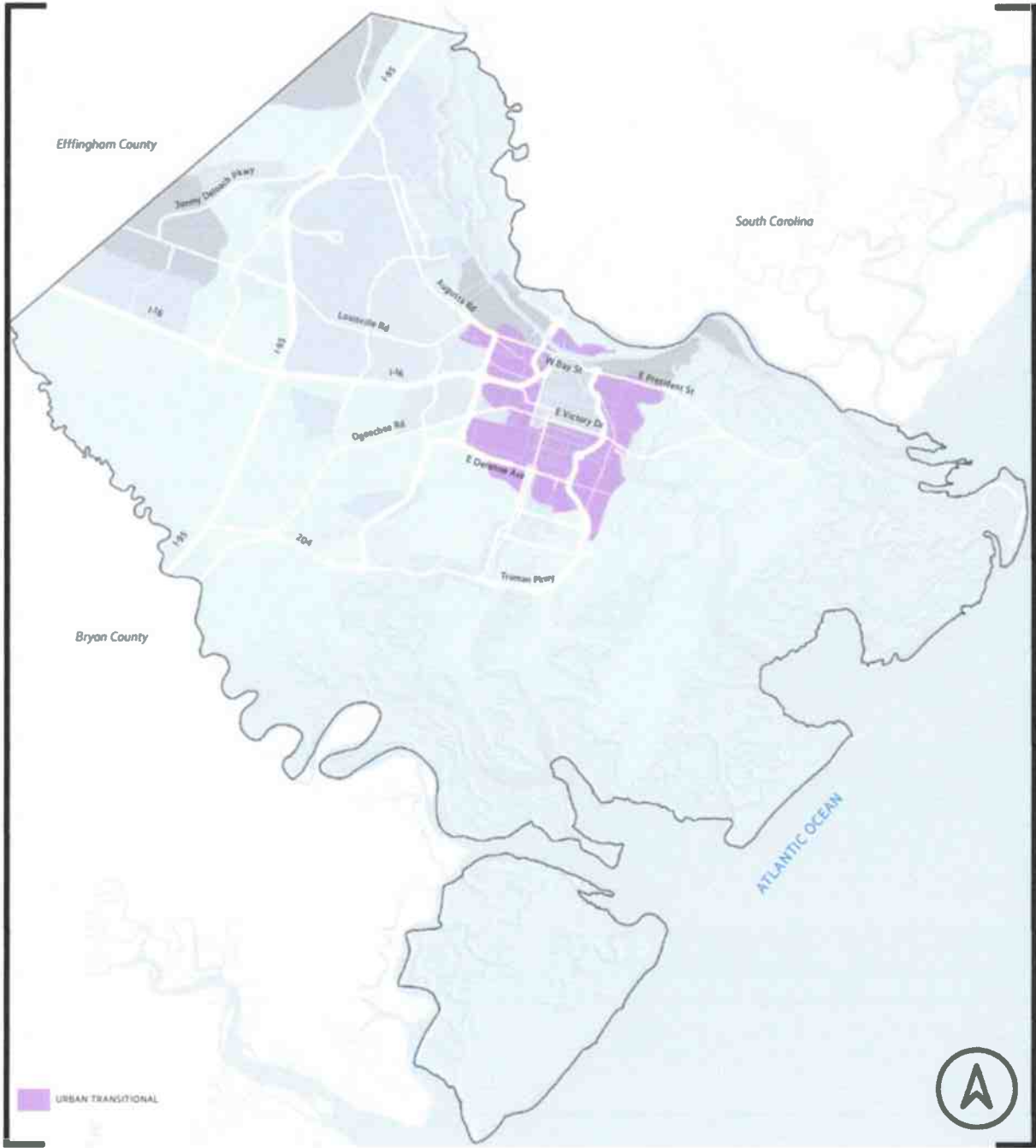
Chatham County Commission District: 1 – Helen Stone

File Number: 24-003235-ZA-FLUM

Request

The Petitioner requests amendment of the Future Land Use Map (FLUM) for the property at 29 East 67th Street from the designation of Residential – Suburban Single-family to Residential – General. The amendment is requested in association with a proposal to expand the existing multi-family housing development on the property. The site is within the Abercorn Heights/Lamara Heights National Historic Eligible District but is not within a locally protected historic district.

According to Plan 2040, the parcel is within the 'Urban Transitional' Character Area where medium-high residential density is anticipated.



Map 4.17—Urban Transitional Character Area, Chatham County

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

Current Character Area

The subject parcel is currently designated 'Residential – Suburban Single-family.' This character area is identified by the Comprehensive Plan for single-family detached residential dwellings at a density not to exceed five (5) gross dwelling units per acre. This category permits certain non-residential uses that are compatible with the residential character and scale of the neighborhood on a very limited basis.

Proposed Character Area

The 'Residential – General' character area is envisioned as suitable for areas with a wide range of residential uses including multi-family dwellings, attached dwellings, small lot single-family dwellings, and mixed-use with upper story residential at densities greater than ten (10) units per gross acre. This category includes non-residential uses that are compatible with the residential character and scale of the neighborhood.

Analysis

New ZO requires a Future Land Use designation of Residential – General for property to be rezoned to a Residential Multi-family (RMF) zoning district. For this reason, the requested designation is the minimum required for the associated rezoning request and proposed development. The requested FLUM designation is also likely the best option for the site as it would allow the update and moderate expansion of the multi-family housing use already present on the lot.

As presently designated, the parcel can only be developed for single-family residential use or a use permitted as a Limited or Special Use within the RSF-10 zoning district. The existing multifamily use is regarded as legal nonconforming as it was established prior to the current regulatory scheme.

The current FLUM designation and zoning of the subject parcel are consistent with those of many adjoining parcels; however, the existing land use is inconsistent with both. Additionally, it is common in this area for corner parcels and those adjoining higher volume thoroughfares to contain small, contextually sensitive multifamily structures. Given the location of the parcel at a corner, adjoining Abercorn, and with institutional zoning/land use at its rear, the proposed use is compatible with its surroundings. The nearest adjoining residential structure is also a multifamily structure.



Evaluation Criteria

NewZO does not offer specific criteria, however, the following may provide guidance for evaluation of the merits of the present FLUM amendment request.

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

- The proposed amendment represents an effort to realign the future use of the parcel with its historic use. The parcel has been developed for multifamily residential use since at least 1959, yet the FLUM currently designates it for suburban (low density) single-family home development. While the area is predominately single-family, given the location of the parcel and surrounding development pattern, broader amendment of the FLUM should be considered to reflect both existing land use and evolving land use priorities.

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

- 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.

(3) Other professional Planning principles, standards, information and more detailed plans and studies considered relevant:

- The [Housing Savannah Action Plan](#) (HSAP), adopted in 2021, identified regulatory barriers as one challenge that stood in the way of affordable housing provision, and Action Item 5A.4 highlights the significance of zoning and associated land use tools for their role in supporting a ‘Housing Friendly’ development environment. While this action item is aimed at needed changes to our regulatory scheme, its intent remains relevant here. In this instance, the MPC has the opportunity to use its authority and an existing policy tool to extend the ability of a developer to increase the local housing supply in a thoughtful and responsible manner.

(4) Written comments, evidence, and testimony of the public:

- MPC Staff is unaware of any community outreach regarding the project. There is no active neighborhood organization for the Abercorn Heights/Lamara Heights neighborhood.
- As of the writing of this report, no correspondence was received either in support or opposition to the proposal.

MPC Recommendation

The Planning Commission recommends approval of the requested FLUM amendment to Residential – General.