



METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

DATE: June 13, 2023
TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

Petitioner: Robert McCorkle, Agent
Owner: Richard Smith III
Aldermanic District: Pending (recently annexed)
County Commission District: 5, Milton
Neighborhood/Subdivision: Unincorporated Chatham
Current Zoning District: PUD-BC/CO Planned Urban Development-Community Business annexed.
Future Land Use (FLU) Category: Commercial Suburban
File No. 23-002721-ZA
Location: Ogeechee Rd & Chatham Pkwy.
PIN: 10837 01001 **Acreage:** 27.98

MPC ACTION:

Approval of the request to rezone the identified property from PUD-BC / CO to RMF-2-15.

MPC STAFF RECOMMENDATION:

Approval of the request to rezone the identified property from PUD-BC / CO to RMF-2-15.

MEMBERS PRESENT: 10 + Chairman

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

Michael Kaigler
Tom Woiwode
Traci Amick

PLANNING COMMISSION VOTE: Approve Staff Recommendation (11-0)

APPROVAL Votes: 11	DENIAL Votes: 0	ABSENT
Amick Boles Coles Coleman Ervin Epstein Melder Notrica Stephens Kaigler Woiwode		Welch Jarrett Noha

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 METROPLITAN PLANNING COMMISSION

"Planning the Future. Respecting the Past"

STAFF REPORT



File No. 23-002721-ZA

Location: Ogeechee Rd. & Chatham Pkwy.

PINs: 10837 01001 Acreage: 27.98

Prepared by Marcus Lotson, Director

June 13, 2023

Petitioner: Robert McCorkle, on behalf of Madison Capital Group.

Owner: Richard Smith III

Aldermanic District: Pending (recently annexed)

County Commission District: 5, Commissioner Milton

Neighborhood/Subdivision: Unincorporated Chatham

Current Zoning: PUD-BC / CO Planned Urban Development - Community Business (Annexed)

Future Land Use (FLU): Commercial Suburban

Requested Zoning: RMF-2-15 (Multifamily Residential 15 units per acre)

Request

The petitioner is proposing to rezone a tract of land from PUD-B-C / CO (Planned Unit Development - Community Business / Annexed) to RMF-2-15 (multifamily residential – 15 units per acre).

Background

A rezoning petition was filed in 2021 by a different petitioner for the subject property to rezone it from the current zoning to the R-3-25 designation which is a Chatham County multifamily designation that allows up to 25 units per acre. The Planning Commission recommended approval

to rezone the property, with conditions, but the request was ultimately denied by the Chatham County Commission who expressed concerns about the residential density and the vehicle trips being added to the Chatham Parkway and Ogeechee Road corridors. Prior to the November 2021 MPC hearing, the applicant met with the Chatham County Department of Engineering. The purpose of the meeting was to address issues related to access onto Chatham Parkway and issues of Stormwater management. The County Engineers concern at the time was how they could participate in the development review process if the property was annexed. Chatham County indicated a desire to be included in the review process because of potential impacts on County maintained infrastructure. The applicant consented to enter into an agreement with Chatham County that would ensure the requested review.

Zoning History

- **Initial and Current Zoning:** PUD-BC (Planned Unit Development – Community Business).
 - **2021 Zoning Petition:** Rezone to R-3-25 (Multifamily Residential 25 units per acre) MPC Recommended Approval, Denied by County Commission,
 - **Annexation:** Property annexed into the City of Savannah July 2022.
-
- **Current Request:** Rezone to RMF-2-15 (Multifamily Residential 15 units per acre)

Site

The subject property is located in the southwest quadrant of the intersection of Ogeechee Road and Chatham Parkway. The property to be rezoned is 27.98 acres. The property is bounded on the south by a rail line and on the north by a shopping center. The eastern boundary is Chatham Parkway and the western boundary is undeveloped land. The petitioner's stated intent is to develop the subject properties as a residential apartment community. The RMF-2 zoning district allows one-family, two-family and multifamily residential as well as certain civic uses, churches, and schools. The total size of the property proposed to be rezoned is 27.98 acres. A concept plan provided by the petitioner indicates their intent to construct 9 residential buildings with 39 units each, as well as onsite amenities. Because a site plan has not been presented for review at this time, the number of achievable units is not guaranteed but cannot exceed the approved density for the site.

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. The property is not within a recognized neighborhood association.

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 / Retail / Food	Business
West	Undeveloped / Wetlands	Agriculture
South	Commercial	Commercial
East	Church	Institutional

1. Existing PUD-BC /CO Zoning District:

- a. **Intent of the PUD-BC / CO District:** “The purpose of this district shall be to provide community shopping facilities consisting of a wide variety of sales and service facilities at locations that will be accessible to a market area containing from 35,000 to 70,000 people.”
- b. **Allowed Uses:** Allowed Uses are attached as identified in Exhibit 1.
- c. **Development Standards:** The development standards for the B-C Zoning District appear in the attached table (Table 1).

2. Proposed RMF-2 District:

- a. **Intent of the RMF-2 district:** “The Residential Multi-family (“RMF-”) districts are established to allow multi-family development in addition to other types of residential development. The districts (RMF-1, RMF-2 and RMF-3) within the RMF- designation provide for varying development standards and generally the same uses with a few exceptions. The specific density (a whole number) shall be established at the time of rezoning. Such density shall be represented as a numeric suffix after the zoning district (e.g., RMF-3-14). With the exception of RMF-1, the RMF- districts are intended to be placed on higher classifications of streets and in close proximity to mass transit corridors, retail services and employment opportunities. The RMF-3 district is intended to be used primarily for institutional residential uses. A limited number of nonresidential uses are allowed that are harmonious with multi-family residential areas.
- b. **Allowed Uses:** The uses allowed within the RMF district appear in the attached exhibit RMF-Use Table. Permitted uses include, but are not limited to, multi-family residential dwellings, public uses, religious facilities, and day care centers.
- c. **Development Standards:** The development standards for the RMF district appear in the attached table.

3. **Land Use Element:** The Tricentennial Comprehensive Plan Future Land Use Map designates the subject properties as Commercial Suburban. This designation is defined as “intermediate scale business districts supporting shopping centers and corridor commercial uses.” The designation also supports higher density residential development.
4. **Public Services and Facilities:** The property, upon annexation, is served by the City Savannah Police and Fire Departments. Water and sewer are also available at this location.
5. **Chatham Area Transit:** Public Transit is available along Ogeechee Road via Route 17. There are bus stops on Ogeechee Road on both sides of Chatham Parkway.

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 current and proposed zoning are different. The current zoning classification allows for primarily commercial uses such as retail, restaurants, hotels and uses of a similar nature. The proposed zoning would allow for multifamily residential and other compatible non-residential uses.

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

MPC Comment: The City of Savannah has identified a need for additional housing.

b. Compatibility

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

MPC Comment: Based on the location, the rezoning of this parcel would not adversely affect the existing uses. The existing uses are commercial and are compatible with the proposed housing type.

- 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 because it is adjacent to commercial uses and is accessed from arterial corridors.

- 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: The proposed development is consistent with the existing development pattern. There has been an influx of new residential and commercial development in the surrounding area.

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 proposed zoning is consistent with the intent of the Comprehensive Plan.

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 but is also an appropriate location for multifamily residential.

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.

f. Proximity to a Military Base, Installation or Airport

MPC Comment: The subject parcel is not located near a military base, installation, or airport.

Policy Analysis

The petitioner is requesting to rezone the subject properties to the RMF-2-15 classification for the purpose of creating a residential apartment community. Commercial and residential development in the Ogeechee Road and Chatham Parkway corridors has increased in recent years as the western portion of the county continues to grow. There have been at least five rezoning requests for multifamily residential in the corridors over the last 3 years. This is due in part to the availability of large tracts of land and commercial services in the area.

The subject property is currently zoned commercial, which would allow uses such as grocery stores, hotels, restaurants, and retail, all of which could be developed on the of the property. The portion proposed to be rezoned can accommodate multifamily residential.

Recommendation

Based upon the existing zoning pattern and character of the area surrounding the subject property, as well as the review criteria; the Planning Commission recommends **approval** of the request to rezone the identified property from PUD-BC / CO to RMF-2-15.

Note: Staff recommendation is based on information available at the time of agenda posting but may change based on information provided at the public hearing.

Development Standards Table 1		
	Existing PUD-BC /CO Districts	Proposed RMF-2-15 District
Minimum Lot Area (per unit)	N/A	5,000 sf (single-family) 3,300 sf (two-family/duplex) N/A (multi-family)
Minimum Lot Width	N/A	55 feet
Front Yard Setback	55 from centerline of street	85 ft from centerline of street
Minimum Side Yard Setback	10 ft.	10 ft.
Minimum Rear Yard Setback	15 ft.	25 ft.
Maximum Height	36 ft.	50 ft.
Maximum Building Coverage	40%	50 %
Maximum Density	N/A	up to 40 units per acre

Proposed Zoning Allowed Uses

RMF-2	√ = Permitted Use L= Limited Use S=Special Use	Use Standards
Single-family detached	√	
Single-family attached	√	
Two-family	√	
Three-family / Four-family	√	Sec. 8.1.1
Townhouse	√	
Stacked townhouse	√	
Apartment	√	
Cluster Development	L	Sec. 8.10
Child caring institution	S	Sec. 8.3.3
Monastery/convent	√	
Agriculture, personal	√	
Community Garden	√	
Park, general	√	
Library/community center	√	
Police/fire station or substation	√	
Child/adult day care home	L	Sec. 8.3.9 or Sec. 8.7.11
Child/adult day care center	S	Sec. 8.3.10 or Sec. 8.7.11
School, public or private (K-12)	L	Sec. 8.3.14 and Sec. 8.7.14
All places of worship	√	Sec. 8.3.15, Sec. 8.7.13, and Sec. 8.8.3(d)
Assisted living facility	√	
Personal care home, registered	√	Sec. 8.3.19
Personal care home, family	√	Sec. 8.3.19
Personal care home, group	S	Sec. 8.3.19
Personal care home, congregate	S	Sec. 8.3.19
Community living arrangement	S	
Golf course	√	
Retail consumption dealer (on premise consumption of alcohol)	S	Sec. 8.7.24 and Sec. 7.14
Dock, private	√	
Dock, Residential Community	√	
Marina, Residential	√	
Watercraft Launch/Ramp	√	
Utilities, major	S	
Utilities, minor	√	

Permitted Uses Current B-C
Upper story residential
Child caring institution
Single room occupancy
Agriculture, personal
Community Garden
Park, general
Library/community center
Museum
Post office
Police/fire station or substation
Emergency Medical Services (EMS) substation/ Ambulance Service
Shelter, emergency
Shelter, transitional
Soup kitchen
Child/adult day care center
Child/adult care center, 24 hour
College, university, seminary
Educational building used by a college, university or seminary
School, public or private (K-12)
School, trade, vocational or business
All places of worship
Private club/Lodge
Correctional transition facility
Hospice
Hospital
Intermediate care facility
Nursing home
Assisted living facility
Personal care home, registered
Personal care home, family
Substance recovery facility
Office, general
Call center
Day labor employment center
Office, medical
Office, utility/contractor
Studio/multimedia production facility
Arena; convention center

Indoor amusement
Indoor firearm range
Indoor sports facility
Indoor archery range/paintball facility
Teen Club
Theater/cinema/
Drive-in theater
Golf course
Outdoor amusement
Stadium or outdoor arena; Amphitheater; Outdoor sports facility or complex
Retail, general
Art/photo studio; gallery
Consumer Fireworks Retail Sales Facility
Convenience store
Fuel/gas station
Flea market; Farmer's market; Open air market
Food-oriented retail
Garden center
Manufactured/modular home sales
Outdoor sales
Pawnshop
Pharmacy
Truck Stop
Warehouse or Office Showroom / Flex Space
Services, general
Animal services, indoor
Animal services, outdoor
Bank
Body art services
Business support services
Catering establishment
Check Cashing; Title Pawn;
Crematorium
Funeral home; mortuary (not including crematorium)
Hall, banquet or reception
Event Venue
Instructional studio or classroom
Laundromat;
Dry Cleaner/Laundry, Neighborhood

Personal service shop
Psychic; palmist; medium; fortune teller
Repair-oriented services
Self-service storage facility
Tour company terminal
Distillery, craft,
Bar; tavern
Nightclub
Restaurant
Food Truck Park
Retail consumption dealer (on premise consumption of alcohol)
Ancillary retail dealer (off-premise consumption of alcohol)
Package store (not including wine specialty shops)
Wine Specialty Shop (not including package stores)
Winery; Meadery; Cidery
Brewery, Micro
Bed and Breakfast Homestay
Inn
Hotel/motel, 16-74 rooms
Hotel/motel, 75 or more rooms
Short-term vacation rental
Heavy equipment/Heavy vehicle sales,rentals and leasing
Vehicle sales,rentals and leasing
Moped/motor scooter sales, rentals and leasing
Vehicle Service, Heavy equipment/Heavy vehicle
Vehicle service, minor
Vehicle service, major
Vehicle wash, full or self-service
Watercraft sales, repair and service
Artisan/Craft
Parking facility
Passenger terminal
Transportation dispatch and storage
Broadcast transmission tower
Utilities, major
Utilities, minor