
Opposition to Applications 26-003970-ZA and 26-003971-ZA (PIN 20099 02009, East 49th St)

From Andre Gardner <ajgsr8@icloud.com>

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To zarkae@thepc.org <zarkae@thepc.org>; Sally Helm <helms@thempc.org>

To the Metropolitan Planning Commission,

I am writing as a resident at 1931 East 50th St, Savannah, GA 31404, to formally oppose Application Nos. 26-003970-ZA and 26-003971-ZA, scheduled for hearing on August 25, 2026.

These applications seek to: (1) amend the Future Land Use Map designation for PIN 20099 02009 (12.34 acres, East 49th St) from Conservation to Commercial Suburban, and (2) rezone the parcel from RSF-6 to B-N to allow a self-service storage facility.

I live one block from this parcel and have significant concerns about the impact this change would have on our neighborhood:

1. **Loss of Conservation designation:** This land is currently designated Conservation, which typically reflects environmentally sensitive characteristics such as tree cover, wetlands, or drainage capacity. Converting it to commercial use would likely mean clearing vegetation and adding impervious surface, increasing flood risk for surrounding residential properties in an area already prone to stormwater issues.
2. **Incompatibility with residential character:** RSF-6 zoning exists to protect the single-family residential character of this neighborhood. Introducing a B-N commercial use, particularly a storage facility with security fencing, gates, and nighttime lighting, would be visually and functionally out of step with the surrounding homes.
3. **Traffic and safety:** Storage facilities generate regular truck, trailer, and box-truck traffic for move-ins and move-outs. Our streets are designed for residential traffic, not commercial vehicle activity, and this change would increase safety risks for pedestrians and children in the area.
4. **Property values:** Commercial development directly adjacent to single-family homes can negatively affect nearby residential property values and complicate future appraisals.
5. **Precedent:** Approving this rezoning could set a precedent that makes it easier to approve future commercial rezonings along this residential corridor, gradually eroding the neighborhood's character.

For these reasons, I respectfully urge the Commission to deny both applications and to maintain the current Conservation land use designation and RSF-6 zoning for this parcel.

Thank you for considering my comments.

Sincerely,

Andre
1931 East 50th St
Savannah, GA 31404

Sent from my iPhone