



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"

M E M O R A N D U M

DATE: JULY 17, 2018
TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

Petition to Rezone Property
Keith White, Petitioner and Owner
161 Canebrake Road
Aldermanic District: 5 – Estella Shabazz
County Commission District: 6 – James Jones
Property Identification Number: 2-1029 -01-001
File No. 18-003471-ZA

MPC ACTION:

Approval of the request to rezone 161 Canebrake Road from RA-CO (Residential Agricultural – Annexed) district to RB-1 (Residential – Business).

MPC STAFF RECOMMENDATION:

Approval of the request to rezone 161 Canebrake Road from RA-CO (Residential Agricultural – Annexed) district to RB-1 (Residential – Business).

MEMBERS PRESENT: 8 + Chairman

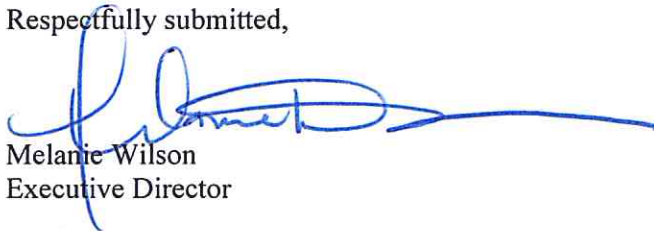
Joseph Ervin, Chairman
Travis Coles
Ellis Cook
Roberto Hernandez
Lacy Manigault
Tanya Milton

Lee Smith
Linder Suthers
Tom Woiwode

PLANNING COMMISSION VOTE: Approve Staff Recommendation (8-1)

APPROVAL Votes: 8	DENIAL Votes: 1	ABSENT
Ervin Cook Coles Hernandez Manigault Milton Smith Woiwode	Suthers	Branch Jarrett Welch

Respectfully submitted,



Melanie Wilson
Executive Director

/jh

Enclosure

cc Luciana Spracher, Interim Clerk of Council
Brooks Stillwell, City Attorney
Lester B. Johnson, Assistant City Attorney
Jennifer Herman, Assistant City Attorney
Beth Barnes, Department of Inspections





Chatham County - Savannah Metropolitan Planning Commission

July 17, 2018 Regular MPC Meeting

Title

ZONING MAP AMENDMENT | Keith White | Rezone from R-A-CO zoning district to RB-1 | 161 Canebrake Road | File No. 18-003471-ZA

Description

A request to rezone 0.57 acres at 161 Canebrake Road from R-A-CO (Residential Agriculture - Annexed) to RB-1 (Residential - Business).

Recommendation

MPC staff recommends approval of the request to rezone 161 Canebrake Road from RA-CO (Residential Agriculture - Annexed) to RB-1 (Residential - Business).

Contact

Financial Impact

Review Comments

Attachments

- 📎 [Table 2. - RA Use Matrix.pdf](#)
- 📎 [Table 3. - RB-1 Use Matrix.pdf](#)
- 📎 [Letter of Opposition 3471.pdf](#)
- 📎 [Maps 3471.pdf](#)
- 📎 [Photos and Aerials 3471.pdf](#)
- 📎 [Staff Report-18-003471-ZA-MAP.pdf](#)
- 📎 [Site Plan 11-Jul-2018 17-26-46.pdf](#)



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METROPOLITAN PLANNING COMMISSION

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M E M O R A N D U M

TO: **The Mayor and Alderman of the City of Savannah**

FROM: **Metropolitan Planning Commission**

DATE: **July 17th, 2018**

SUBJECT: **Petition to Rezone Property**
Keith White, Petitioner and Owner
161 Canebrake Road
Aldermanic District: 5 – Estella Shabazz
County Commission District: 6 – James Jones
Property Identification Number: 2-1029 -01-001
File No. 18-003471-ZA

Issue:

A request to rezone 0.57 acres at 161 Canebrake Road from R-A-CO (Residential Agriculture – Annexed) to RB-1 (Residential - Business).

Background:

The subject property is located on the south side of Canebrake Road. The rear property line backs up to a vegetative buffer maintained by the Canebrake Village Homeowners Association. Several modular buildings and trailers are currently located on the property. The petitioner wishes to rezone the property to RB-1 (Residential – Business) to operate a stand-alone professional office on site (land use #37); however, all RB-1 uses would be permitted on site if rezoned. As the site was annexed from the county, the property is currently zoned R-A (Residential – Agriculture) and is regulated by the county's Zoning Ordinance.

Facts and Findings:

1. **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 and signs were posted on the site.
2. **Site:** The subject site contains 0.57 acres (24,830 sq. ft) and has a lot width of approximately 195 ft. The site meets the minimum lot dimensions for the RB-1 district (6,000 sq. ft.). Two modular buildings and several trailers are currently located on the site. The petitioner has submitted a sketch plan illustrating the layout of existing buildings on-site, which appear to meet RB-1 dimensional requirements.

However, the site will need to be brought into conformance with additional zoning standards (i.e. parking and buffering) before a new use can be approved on the property; additional site improvements may be necessary. New uses on-site will be subject to Savannah's business location approval process.

3. **Zoning History:** The subject property was annexed by the City of Savannah in 2005. Per Section 8-3021(A) of the city's Zoning Ordinance, all property that is brought into municipal boundaries shall maintain its existing county zoning classification unless subsequently rezoned into a city zoning district. As the Savannah Zoning Ordinance adopts the Chatham County Zoning Ordinance by reference, the subject site is currently subject to the county's R-A district standards. The (CO) suffix indicates that the property was annexed by the City of Savannah.
4. **Existing Zoning and Development Pattern:** The subject site is surrounded by properties designated as R-A (Residential – Agriculture). Properties to the south and east of the site have been annexed into the City of Savannah while properties to the north and west remain within unincorporated Chatham County. A majority of the properties along this portion of Canebrake Road are zoned R-A and are used for varying degrees of residential, agricultural, or institutional purposes (including several churches and a hindu temple). The intersection of Canebrake Rd. and Gateway Blvd. (approximately 1/3 mile west of the subject site) is zoned P-B-C (Planned Business Commercial) and is improved with a number of regional commercial uses.

<u>Location</u>	<u>Land Use</u>	<u>Zoning</u>
North	Vacant/SF Residential	R-A (County)
South	SF Residential	R-A (Annexed)
East	SF Residential	R-A (Annexed)
West	Vacant	R-A (County)

5. **Existing R-A (Residential – Agriculture) Zoning District:**
 - a. **Intent of the R-A District:** The intent of the county's R-A zoning district is to, *“protect rural areas within the urban expansion areas of the county for future urban development, and to protect certain rural highway roadside areas against strip development, which can lead to traffic congestion, traffic hazards, and roadside blight.”*
 - b. **Development Standards:** The development standards for the county's R-A district are outlined in the Table 1 at the end of this report.

- c. **Allowed Uses:** The uses allowed within the county's R-A district are outlined in the attached table (Table 2).

6. **Proposed RB-1 (Residential-Business) Zoning District:**

- a. **Proposed Intent of the RB-1 District:** The intent of the city's RB-1 district is to, *"create an area in which certain types of convenience-shopping-retail sales and service uses can be established and at the same time prevent nuisances or hazards created by vehicular movement, noise or fume generation or high-intensity use detrimental to adjacent residential development."*
- b. **Proposed Development Standards:** The development standards for the city's RB-1 district are outlined in Table 1 at the end of this report.
- c. **Proposed Uses:** While the petitioner proposes use #37 for the site (banks and offices), City Council should note that, if rezoned, all of the uses permitted within the RB-1 district would be permitted. The uses allowed in the RB-1 district are outlined in the attached table (Table 3). Uses permitted by-right within the RB-1 district include, but are not limited to, single and multiple-family residential, schools, restaurants, and food stores.

7. **Land Use Element:** The Chatham County-Savannah Comprehensive Plan Future Land Use Map (FLUM) designates the subject property and the entire southern frontage of Canebrake Road as Commercial – Regional. Per the Tricentennial Plan, the Commercial – Regional FLUM designation is intended for, *"business areas supporting most retail, service, office, and institutional uses. Large-scale commercial uses such as shopping malls and lifestyle centers are appropriate."* The proposed RB-1 district is consistent with the intent of the Commercial – Regional future land use designation.

8. **Public Services and Facilities:** The property is served by the City of Savannah Police Department and City of Savannah fire protection. Per SAGIS, a ten-inch sanitary force main runs along the southern side of Canebrake Road; however, no water main is shown along this portion of Canebrake. The petitioner may be required to tie into water and sewer systems upon the establishment of a new use on site.

9. **Transportation Network:** The subject property abuts Canebrake Road to the north, which is identified as a minor collector road. This portion of Canebrake Road has an Average Annual Daily Trip (AADT) count of approximately 3,680 automobiles. Canebrake Road is served by Chatham Area Transportation (CAT) bus route 17.

SUMMARY OF FINDINGS

1. *Will the proposed zoning district permit uses that would create traffic volumes, noise level, odor, airborne particulate matter, visual blight, reduce light or increased density of development that would adversely impact the livability or quality of life in the surrounding neighborhood?*
Yes ___ No X

2. *Will the proposed zoning district permit uses that would adversely impact adjacent and nearby properties by rendering such properties less desirable and therefore less marketable for the type of development permitted under the current zoning?*
Yes ___ No X

3. *Will the proposed zoning district permit uses that would generate a type or mix of vehicular traffic on a street or highway that is incompatible with the type of land use development along such street or highway?*
Yes ___ No X

4. *Will the proposed zoning district permit uses that would generate greater traffic volumes at vehicular access points and cross streets than is generated by uses permitted under the current zoning district to the detriment of maintaining acceptable or current volume capacity (V/C) ratio for the streets that provide vehicular access to the proposed zoning district and adjacent and nearby properties?*
Yes ___ No X

5. *Will the proposed zoning district permit uses or scale of development that would require a greater level of public services such as drainage facilities, utilities, or safety services above that required for uses permitted under the current zoning district such that the provision of these services will create financial burden to the public?*
Yes ___ No X

6. *Will the proposed zoning district permit uses or scale of development that would adversely impact the improvement or development of adjacent and nearby properties in accordance with existing zoning regulations and development controls deemed necessary to maintain the stability and livability of the surrounding neighborhood?*
Yes ___ No X

7. *Will the proposed zoning district permit development that is inconsistent with the comprehensive land use plan?*

Yes ___ No X

ALTERNATIVES:

1. Recommend that City Council approve the petitioner's request to rezone 161 Canebrake Road from RA-CO (Residential Agricultural – Annexed) district to RB-1 (Residential – Business) district.
2. Recommend an alternative zoning classification.
3. Recommend that City Council deny the petitioner's request.

POLICY ANALYSIS:

The petitioner is requesting to rezone the subject property to the RB-1 zoning classification with the intent of establishing a stand-alone office use (use 37) on the site. Although the intended office use would not likely generate a significant amount of daily automobile trips, City Council should note that a straight rezoning would permit all of the uses allowed within the RB-1 district (see Table 3 – attached). This portion of Canebrake Road is almost entirely zoned RA and is primarily composed of single-family residential, agricultural, and religious institutional uses. The closest commercial uses are located at the intersection of Gateway Blvd. and Canebrake Rd, approximately a third of a mile to the west of the subject site.

Despite these factors, staff notes that the proposed RB-1 zoning district is, along with the RB district, the least-intense of the city's commercial districts. The uses permitted within the RB-1 district are intended to be compatible with adjacent residential uses in regard to their noise, odor, and traffic generation. Additionally, the RB-1 district represents an appropriate transitional zoning district between the residential/agricultural land at the southern end of Canebrake Road and the existing regional commercial uses at its northern end. Further, the proposed RB-1 district is consistent with the site's Commercial-Regional Future Land Use Map (FLUM) designation.

Both City Council and the petitioner should be aware that additional zoning standards (i.e. parking and buffering) may need to be met before a new use can be established on site. In this regard, additional on-site improvements may be necessary. New uses will also need to comply with the city's standards for obtaining a certificate of occupancy and business location permit.

RECOMMENDATION: The Metropolitan Planning Commission recommends **approval** of the request to rezone 161 Canebrake Road from RA-CO (Residential Agricultural – Annexed) district to RB-1 (Residential – Business).

Table 1: Comparison of Development Standards for the Existing R-A District and Proposed RB-1 Districts		
	R-A District (County)	RB-1 District
Minimum Lot Area	Detached single-family dwellings (sewer system) – 6,000 sq. ft.	Nonresidential – 6,000 sq. ft.
Minimum Lot Width	Detached single-family dwellings (own water and waste systems) – 60 ft.	None
Front Yard Setback	67.5 ft. from the centerline of a collector street	60 ft. from centerline of collector street.
Minimum Side Yard Setback	5 ft.	Nonresidential – 10 ft.
Minimum Rear Yard Setback	25 ft.	Nonresidential – 15 ft.
Maximum Height	36 ft.	None
Maximum Building Coverage	N/A	50%
Maximum Density	N/A	N/A