



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: MARCH 12, 2019
TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

Petition to Rezone Property
Michael Godbee, Petitioner
Jay Maupin, Agent
251-436 W. DeRenne Avenue
Aldermanic District: 5, Dr. Estella Shabazz
County Commission District: 5, Tabitha Odell
Property Identification Number: 2-0129-03-029; -030; -030A
File No. 19-000878-ZA

MPC ACTION:

Denial of the request to rezone the subject parcels from the R-4 district to the B-H district.

MPC STAFF RECOMMENDATION:

Denial of the request to rezone the subject parcels from the R-4 district to the B-H district.

MEMBERS PRESENT: 13 + Chairman

Joseph Ervin, Chairman	Linder Suthers
Thomas Branch	Joseph Welch
Travis Coles	Tom Woiwode
Ellis Cook	
Karen Jarrett	
Roberto Hernandez	
Lacy Manigault	
Tanya Milton	
Wayne Noha	
Eula Parker	
Lee Smith	

PLANNING COMMISSION VOTE: Approve Staff Recommendation (14-0)

APPROVAL Votes: 14	DENIAL Votes: 0	ABSENT
Ervin Branch Coles Cook Jarrett Hernandez Manigault Milton Noha Parker Smith Suthers Woiwode Welch		

Respectfully submitted,



Melanie Wilson
Executive Director

/jh

Enclosure

cc Mark Massey, Clerk of Council
Lester B. Johnson, Assistant City Attorney
Jennifer Herman, Assistant City Attorney
Beth Barnes, Department of Inspections





Chatham County - Savannah Metropolitan Planning Commission

March 12, 2019 Regular MPC Meeting

Title

REZONING MAP AMENDMENT | 251 - 436 W. DeRenne Ave. | R-4 to B-H | 19-000878-ZA

Description

A request to rezone 3 parcels on the south side of W. DeRenne Ave. between Mildred St. and Montgomery St. from an R-4 (Four-Family Residential) zoning classification to a B-H (Highway Business) zoning classification.

Recommendation

Staff recommends **denial** of the request to rezone the subject parcels from the R-4 district to the B-H district.

Contact

Financial Impact

Review Comments

Attachments

- 🔗 [Application 0878.pdf](#)
- 🔗 [Exhibit A - Maps 19-000878-ZA.pdf](#)
- 🔗 [Exhibit B - General Development Plan - Self-Storage.pdf](#)
- 🔗 [Staff Report-19-000878-ZA-MAP.pdf](#)
- 🔗 [Exhibit C - Subject Site Pictures.pdf](#)



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TO: The Mayor and Aldermen of the City of Savannah

FROM: The Metropolitan Planning Commission

DATE: March 12, 2019

SUBJECT: Petition to Rezone Property
Michael Godbee, Petitioner
Jay Maupin, Agent
251-436 W. DeRenne Ave.
Aldermanic District: 5, Dr. Estella Shabazz
County Commission District: 5, Tabitha Odell
Property Identification Number: 2-0129-03-029; -030; -030A
File No. 19-000878-ZA

REPORT STATUS: MPC Recommendation

Issue:

A request to rezone 3 parcels on the south side of W. DeRenne Ave. between Mildred St. and Montgomery St. from an R-4 (Four-Family Residential) zoning classification to a B-H (Highway Business) zoning classification.

Background:

The petitioner currently owns the three subject parcels (zoned R-4) and three adjacent parcels to the east (currently zoned B-H) (refer to **Exhibit A – Maps**). Two of the subject parcels are improved with single-family residences while the remaining parcel is vacant. The petitioner has provided a concept General Development Plan for a self-storage facility. As listed on the application, the petitioner intends to combine all six parcels to develop the self-storage facility (B/I use # 75b) (refer to **Exhibit B – Self Storage GDP**). Self-storage uses are permitted by right within the B-H district but are not permitted in the R-4 district.

Properties:

The three parcels subject to this rezoning request are each approximately 12,000 sq. ft. in area (35,662 sq. ft. in total). The three adjacent parcels to the east which are currently zoned B-H are each approximately 19,988 sq. ft. in area (50,964 sq. ft.). The intended development site, in total, contains an area of approximately 2 acres.

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. Public notice was also posted in various locations around the site.
2. **Existing Zoning and Development Pattern:** The land uses and zoning districts surrounding the subject site include:

<u>Location</u>	<u>Land Use</u>	<u>Zoning</u>
North	DeRenne Ave./Commercial	R-6
South	Single-Family Residential	R-6
East	Single-family residential	R-4
West	Vacant/Manufactured Homes	B-H

Adjacent properties on this portion of W. DeRenne Drive primarily consist of single-family residential uses and vacant lots. The closest commercial use to the subject parcels is Savannah Auto Repair located on Montgomery street.

3. **Existing R-4 Zoning District:**
 - a. **Intent of the R-4 District:** The intent and purpose of the R-4, Four-Family Residential, district is, *“to maintain dwelling unit density to not more than 12 dwelling units per net acre of residential land in order to protect property from the depreciating effects of more densely-developed residential uses.”*
 - b. **Allowed Uses:** The permitted uses for the R-4 district can be found at the end of this document in **Table 1**. Permitted uses include, but are not limited to, one to four-family residential development; churches; group care homes; schools; and public uses.
 - c. **Development Standards:** The development standards for the R-4 district can be found at the end of this document in **Table 3**.
4. **Proposed B-H Zoning District:**
 - a. **Proposed Intent of the B-H District:** The intent of the B-H, Highway Business, district is, *“to provide and encourage the proper grouping of roadside service areas that will accommodate the needs of the traveling*

public in a manner that prevents traffic congestion, traffic hazards and blight on the streets and roads and highways within the city.”

- b. **Proposed Uses:** The permitted uses for the B-H district can be found at the end of this document in **Table 2**. Permitted uses include, but are not limited to, food stores/drugstores, package stores, personal service shops, restaurants, equipment rental, self-storage warehouses, auto repair, and gas stations.
 - c. **Proposed Development Standards:** The development standards for the B-H district can be found at the end of this document in **Table 4**.
5. **Land Use Element:** The Chatham County-Savannah Comprehensive Plan Future Land Use Map designates the subject property and all adjacent property as Residential Suburban Single-Family. The intent of this designation is to preserve areas for single-family detached residential dwellings at a density not to exceed five units per gross acre. The proposed zoning district is not consistent with the FLUM designation.
6. **Public Services and Facilities:** The property is served by the Savannah Police Department, City of Savannah fire protection and by City of Savannah water and sanitary sewer.
7. **Transportation Network:** The property is accessed via DeRenne Dr. – a small extension of DeRenne Ave with a fairly-narrow paved width (approximately 25 ft.). The portion of DeRenne Ave adjacent to the subject site is not paved (refer to **Exhibit C – Subject Site Pictures**). This portion of DeRenne Ave. can only be accessed via Mildred St. to the west, which is also unpaved.

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 X No ___

MPC Comment: The B-H district is one of the most intense business zoning districts and permits a wide-array of commercial uses that could impact adjacent residential uses.

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 X No

MPC Comment: The B-H district is one of the most intense business zoning districts and permits a wide-array of commercial uses that could impact adjacent residential uses.

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 X No

MPC Comment: The B-H district permits a wide-array of commercial uses, many of which would generate traffic that may not be able to be accommodated given the current unpaved nature of this portion of DeRenne Dr.

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 X No

MPC Comment: The B-H district permits a wide-array of commercial uses, many of which would generate traffic that may not be able to be accommodated given the current unpaved nature of this portion of DeRenne Dr.

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 X No

MPC Comment: The B-H district permits a wide-array of commercial uses, many of which would generate traffic that may not be able to be accommodated given the current unpaved nature of this portion of DeRenne Dr. Improvements to DeRenne Drive would likely be necessary to accommodate intense commercial development.

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 X No

MPC Comment: The B-H district permits a wide-array of commercial uses, many of which could detrimentally impact adjacent single-family residences.

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

Yes X No

MPC Comment: The B-H is incompatible with the Residential Suburban Single-Family future land use designation.

ALTERNATIVES:

1. Approve the petitioner's request as presented.
2. Deny the petitioner's request.
3. Deny the petitioner's request and approve an alternative classification.

POLICY ANALYSIS AND RECOMMENDATION;

While the parcels subject to this rezoning request are immediately adjacent to B-H-zoned parcels to the east, the rezoning, if granted, would extend the intense commercial zoning further into a residential area. This portion of DeRenne Drive has limited access from major thoroughfares and is not paved, which would preclude development of many of the permitted B-H uses. While the petitioner has provided a concept General Development Plan showing a self-storage facility, if rezoned, any of the permitted B-H uses would be allowed. The requested B-H zoning district is not consistent with the Future Land Use designation and is incompatible with residential uses and zoning to the west and south.

As such, The MPC recommends denial of the request to rezone the subject parcels from the R-4 district to the B-H district.

Table 1 – R-4 Use Table

List of Permitted Uses in the R-4 (Four-family Residential) Zoning District	
X = Allowed By-right	
B = Allowed with Zoning Board of Appeal Approval	
B1=Planning Commission approval of site plan required	
Uses	R-4
Residential Types:	
1. One-family dwelling:	
a. Detached	X
b. Semidetached or end-row	X
c. Attached or row	X
2. Two-family dwelling:	
a. Detached	X
b. Semidetached or end-row	X
c. Attached or row	X
2b. Three- and four-family dwellings:	X
6. Accessory dwelling structure	X
Religious Facilities:	
15. Church and other places of worship	B1
a. Temporary outdoor religious services.	X
c. The use of public facilities or public parks for carnivals, rodeos, horse shows, shooting or athletic events, community fairs, or other events of public interest.	X
Health and Welfare:	
18. Eleemosynary or philanthropic institutions	B1
18b. Group personal care home for the mentally ill seven to 15 persons.	X
18e. Group care home for the abused or mistreated seven to 15 persons.	X
18f. Group care home for the elderly seven to 15 persons.	X
18h. Group care home for the mentally retarded seven to 15 persons.	X
18n. Family adult day care center	X
18o. Single room occupancy residences	X
18p. Family personal care home for the handicapped six or fewer persons.	X
18q. Family personal care home for the elderly six or fewer persons.	X
Education:	
20. School, public or private K-12.	B
22a. Day nurseries and kindergartens	B
22b. Child care center	B
Community Facilities:	
23. Public use	X
27. Public utilities	X
Recreation and Social:	
30. Golf course	X
32a. Private or residential community boat dock or pier	X
Retail Sales and Services:	
48. Administrative office for city-sponsored neighborhood housing service district	X
52. Home occupation	X
53. Accessory use	X
53a. Satellite dish	X

List of Permitted Uses in the R-4 (Four-family Residential) Zoning District	
X = Allowed By-right B = Allowed with Zoning Board of Appeal Approval B1=Planning Commission approval of site plan required	
Uses	R-4
Sign:	
54. Sign, incidental	X
56a. Sign, bus stop benches	X

Table 2 – B-H Use Table

<i>List of Uses</i>	B-H
Residential Types:	
(6) Manufactured home park	X
Lodging Facilities:	
(7) Hotel or apartment hotel	X
(7a) College dormitory	-
(8) Apartment building used by a college (mixed use)	-
(9) Motel	X
(9a) Recreational vehicle park	X
(9b) Inn	X
(9c) Bed and breakfast	X
(9d) Short-term vacation rental	X
(10j) Emergency shelters for homeless persons	X
(10k) Transitional shelters for homeless persons.	X
(10l) Food service centers for homeless persons	X
(10m) Single room occupancy residences	-
Religious Facilities:	
(10o) Hostel	X
(10p) Personal care home for the handicapped and/or elderly (six or fewer persons)	-
(10q) Hospitals and long-term care facilities	X
(11) Church or other place of worship	X
(13) Temporary uses	
a. Temporary outdoor religious services.	X
b. Carnival, community fair, athletic event or other event of public interest.	B
c. The use of public parks for carnivals, rodeos, horse shows, shooting or athletic events, community fair, or other events of public interest.	X
e. Temporary off-site promotional sales and public interest events, such as boat shows, auto and home furnishing, promotional sales, etc.	X
f. The sale of seasonal plants and/or produce	X
Community Facilities:	
(14) Eleemosynary or philanthropic institution	-

List of Uses	B-H
(15) Public uses	X
(15a) Heliport, helistop	B
(15b) School, public or private (K-12)	X
(16) Public utility	X
(18) Telephone exchange	-
(19) Cultural facilities	X
(20) Club or lodge	B
(20a) Assembly halls	X
(20b) Day nurseries and kindergartens	-
(20c) Child care center	-
(20e) Child sitting center	X
Agriculture, Forestry, Mining:	
(23) Greenhouse and plant nursery	X
(23a) Tree cutting/ pruning contractor	X
(25) Animal hospital, veterinary clinic, animal boarding place or animal grooming salon	X
(25a) Animal grooming establishment	X
Recreation:	
(27) Miniature golf course	X
(28) Golf or baseball driving range	X
(29) Amusement or recreational activities carried on wholly within a building, including theater, billiard parlor, dance hall, and activities of a similar nature.	X
(29a) Electronic, video or mechanical amusement game arcade (excluding movies, film or photographic machines)	X
(30) Indoor shooting range	B
(31) Drive-in theater	X
Retail Sales and Services:	
(32) Food stores and drugstores	X
(32a) Sale of beer and wine by the package when incidental to other principal retail use.	X
(32c) Plant and produce shops	X
(33) Personal service shops	X
(34) Clothing stores and dry goods	X
(35) Home furnishing and hardware	X
(35a) Furniture repair, including furniture refinishing, refurbishing and upholstery shops	X
(36a) Specialty shops	X
(36b) Craft shops	X
(36d) Tattoo studio	-
(37) Banks and offices	X
(37a) Mixed use, nonresidential	X
(37b) Mixed use, residential	-
(38) Janitorial services contractor	X
(39) Department stores	-
(39c) Sale and display of monuments and stones	X
(39d) Sale and display of monuments and stones	X
Unclassified Retail Sales and Services:	
(40) Photography studio	-
(41) Funeral homes and crematory	X
(42) Ambulance service or rescue squad	X
(43) Radio and television towers (including radio and television tower farms)	X

List of Uses	B-H
(43c) Commercial wireless telecommunications facilities (monopole) as permitted by section 8-3191 et seq. Development Standards for Telecommunications Towers and Antennas.	X
(44) Telegraph or messenger service	-
(45) Taxi stand	-
(45a) Taxicab company	-
(45c) Tour vehicle service and storage facility	-
(46) Freezer locker service, ice storage	X
(46a) Ice Vending Unit	X
(46d) Post secondary schools	-
(47) Vocational and technical schools	-
(47b) Fortune telling	X
(47c) Teaching of music, voice, and dance, and studios for the same	-
(47d) Temporary day labor employment center	X
(47e) Personal service schools	X
Restaurants:	
(48) Restaurant, sit-down or cafeteria, which serves alcoholic beverages Provided, that alcoholic beverages shall only be sold as part of a meal.	X
(48a) Restaurant, sit-down or cafeteria, which does not serve alcoholic beverages.	X
(48b) Cocktail lounges, taverns	X
(48c) Package store	X
(48d) Nightclubs	X
(49) Drive-in restaurant	X
(49a) Fast-food or drive-thru restaurants	X
(49b) Catering services	X
Automobile and Boat Sales and Services:	
(50) Fuel station	X
(50a) Indoor car wash	X
(51) Vehicle service, minor	X
(51a) Vehicle service, major	X
(52) Automobile, truck, or boat and nonresidential trailer sales or rentals	X
(52a) Motorcycle, motor scooter sales and services.	X
(52b) Bicycle and moped sales and service	X
(53) Automobile upholstery shop	X
(54) Retail automobile parts and tire store	X
(55) Automobile parking lot or parking garage. May include gasoline pumps.	X
(55b) Automobile storage garage	X
(55c) Wrecker service with dead storage yards	X
(56) Residential manufactured home sales room and sales lot	X
Laboratory:	
(57) Laboratory serving professional requirements, dentists, medical, etc.	X
(58a) Design shop and testing of new products (as a secondary use)	-
Equipment Sales, Grain Sales, Repair:	
(59) Farm implement sales and storage and similar activities	X
(59a) Equipment rental	X

List of Uses	B-H
(60) Feed and grain sales and storage	X
(61a) Small electric motor repair	-
(62) Locksmith, gunsmith and similar activities	-
(62a) Hydraulic jack repair	X
Building Materials:	
(63) Building supplies and materials	X
(63a) Prefabricated structures sales lot	X
(63b) Pest control	X
(68) Building contractor and related construction contractors	X
Printing:	
(69) Newspaper	-
(70) Printing or letter shop	X
Transportation, Storage, Wholesaling:	
(73a) Fur storage vaults	X
(75) Wholesaling or warehousing	X
(75b) Self-storage miniwarehouse	X
(75c) Remote dry storage warehouse	X
(75d) Wholesaling and accessory warehousing (beauty and barber supply, drugs, jewelry, toys, tobacco products, janitorial supplies, bakery products, candies, linens, domestics and soft goods)	-
(82a) Accessory storage buildings	-
(82b) Incidental outdoor storage	X
(82d) Buy-back center for recyclable aluminum, glass, paper and plastics.	-
Light Manufacturing:	
(83) Light manufacturing:	
n. Dry cleaning plants and laundry plants	X
o. Milk processing plants	X
p. Soft drink bottling plants	X
Incidental Uses:	
(88) Incidental use sign	X
(90) Accessory uses	X

Table 3 – R-4 Development Standards:

R-4 Zoning District Schedule of Development Standards		
Minimum Lot Area (square feet) per use or for two-family and multi-family dwellings, per dwelling unit	Residential:	
	1. Single-family	6,000
	2. Two-family	3,600
	3. Three-family row	2,900
	4. Four-family row	2,500
	Nonresidential	6,000
Minimum Lot Width (feet)	Residential:	
	1. Single-family	60
	2. Two-family	60
	3. Three-family row	18
	4. Four-family row	18
	Nonresidential	60
Minimum Front Yard Setback from Center Line of Street Right-of-Way (feet)	Freeway or parkway	115
	Major arterial	85
	Secondary arterial or rural road	70
	Collector street	60
	Residential street	50
	Access easement	36
Minimum Side Yard Setback (feet)	Residential:	5
	Nonresidential	5
Minimum Rear Yard Setback (feet)	Residential	25
	Nonresidential	25
Maximum Height (feet)	Residential	35
	Nonresidential	50
Maximum Building Coverage (percent)	Residential	50
	Nonresidential	35
Maximum Density (units per net acre)	--	--

Table 4 – B-H Development Standards:

I-L Zoning District Schedule of Development Standards		
Minimum Lot Area (square feet) per use or for Two-family and Multi-family Dwellings, per Dwelling Unit	Nonresidential	--
Minimum Lot Width (feet)	Nonresidential	--
Minimum Front Yard Setback from Center Line of Street Right-of-Way (feet) for Non-Residential	Freeway or parkway Major arterial Secondary arterial or rural road Collector street Residential street Access easement	115 85 70 80 50 36
Minimum Side Yard Setback (feet)	Nonresidential	0 from abutting non-R district property 10 from abutting R district property
Minimum Rear Yard Setback (feet)	Nonresidential	10
Maximum Height (feet)	Nonresidential	--
Maximum Building Coverage (percent)	-	--
Maximum Density (units per net acre)	-	--