



METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

DATE: FEBRUARY 8, 2022
TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

Re: Petitioner: Neil McKenzie, Coleman Company
Owner: Sweetwater Land Developers, LLC
Aldermanic District: N/A Recently Annexed Contiguous with District 6 (Purtee)
County Commission District: 6, Commissioner (Whitely)
Neighborhood/Subdivision: Sweetwater Station
Current Zoning District: R-A / CO (Residential Agriculture / Annexed)
Future Land Use (FLU) Category: Planned Development
File No. 21-003991-ZA
Location: Sweetwater Station
PIN: 11004 02029 **Acreage:** 12.13

MPC ACTION:

Approval of the request to rezone the subject property from R-A / CO to RSF5.

MPC STAFF RECOMMENDATION:

Approval of the request to rezone the subject property from R-A / CO to RSF5.

MEMBERS PRESENT: 11 + Chairman

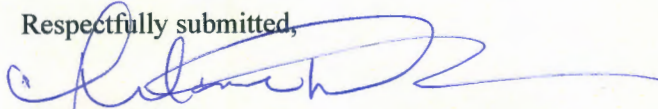
Joseph Welch, Chairman
Laureen Boles
Travis Coles
Elizabeth Epstein
Joseph Ervin
Karen Jarrett
Jay Melder
Wayne Noha
Jeff Notrica
Lee Smith

Dwayne Stephens
Tom Woiwode

PLANNING COMMISSION VOTE: Approve Staff Recommendation (12-0)

APPROVAL Votes: 12	DENIAL Votes: 0	ABSENT
Welch Boles Coles Epstein Ervin Jarrett Melder Noha Notrica Stephens Smith Woiwode		Watkins

Respectfully submitted,



Melanie Wilson
Executive Director

/ca

Enclosure

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

me



CHATHAM COUNTY-SAVANNAH METROPLITAN PLANNING COMMISSION

"Planning the Future, Respecting the Past"

STAFF REPORT



Figure 1 Location Map

File No. 21-003991-ZA

Location: Sweetwater Station

PIN: 11004 02029 Acreage: 12.13

Prepared by Marcus Lotson, Director

Petitioner: Neil McKenzie, Coleman Company

Owner: Sweetwater Land Developers, LLC

Aldermanic District: N/A Recently Annexed Contiguous with District 6 (Purtee)

County Commission District: 6, Commissioner (Whitely)

Neighborhood/Subdivision: Sweetwater Station

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Future Land Use (FLU) Category: Planned Development

Background

The petitioner is requesting to rezone the subject property from R-A / CO to RSF-5 (Single family residential – 5,000 square foot minimum lot size). In September 2021, the applicant requested to rezone the subject property to RSF-4 (4,000 square foot minimum lot size) which would have allowed smaller lots than any that exists within the subdivision. Staff recommended denial and the petition was withdrawn.

The property is a part of the Sweetwater Station subdivision, a single family detached residential subdivision. The Sweetwater Station Subdivision is being built out in phases consistent with a Master Plan originally approved in 2005. The majority of the master planned area is zoned RSF-6, and two smaller portions are zoned RSF-5. As these lots were existing at the point the current zoning ordinance was adopted, these districts were applied to accommodate the lots and ensure that they are conforming.

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 posted on site and the applicant met with the Homeowners 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	Single Family Residential	RSF-6
East	Single-Family Residences	RSF-6
South	Single-Family Residences	PUD-C
West	Single-Family Residences	RSF-6

The subject property is surrounded by existing single family residential uses. The properties to the south, however, are separated by a rail line and are within a different subdivision. The existing residential lots abutting the subject property are generally 60 to 80 feet in width and 100+ feet in depth and these properties are zoned to accommodate these lot sizes. As mentioned, a portion of the neighborhood is zoned to accommodate 50-foot lot widths and is built out generally to those standards. The proposed RSF-5 zoning classification permits a minimum lot width of 50-feet and a minimum lot area of 5,000 square feet. These dimensions are consistent with other areas within the Sweetwater Station subdivision.

Impact and Suitability

Public Utilities

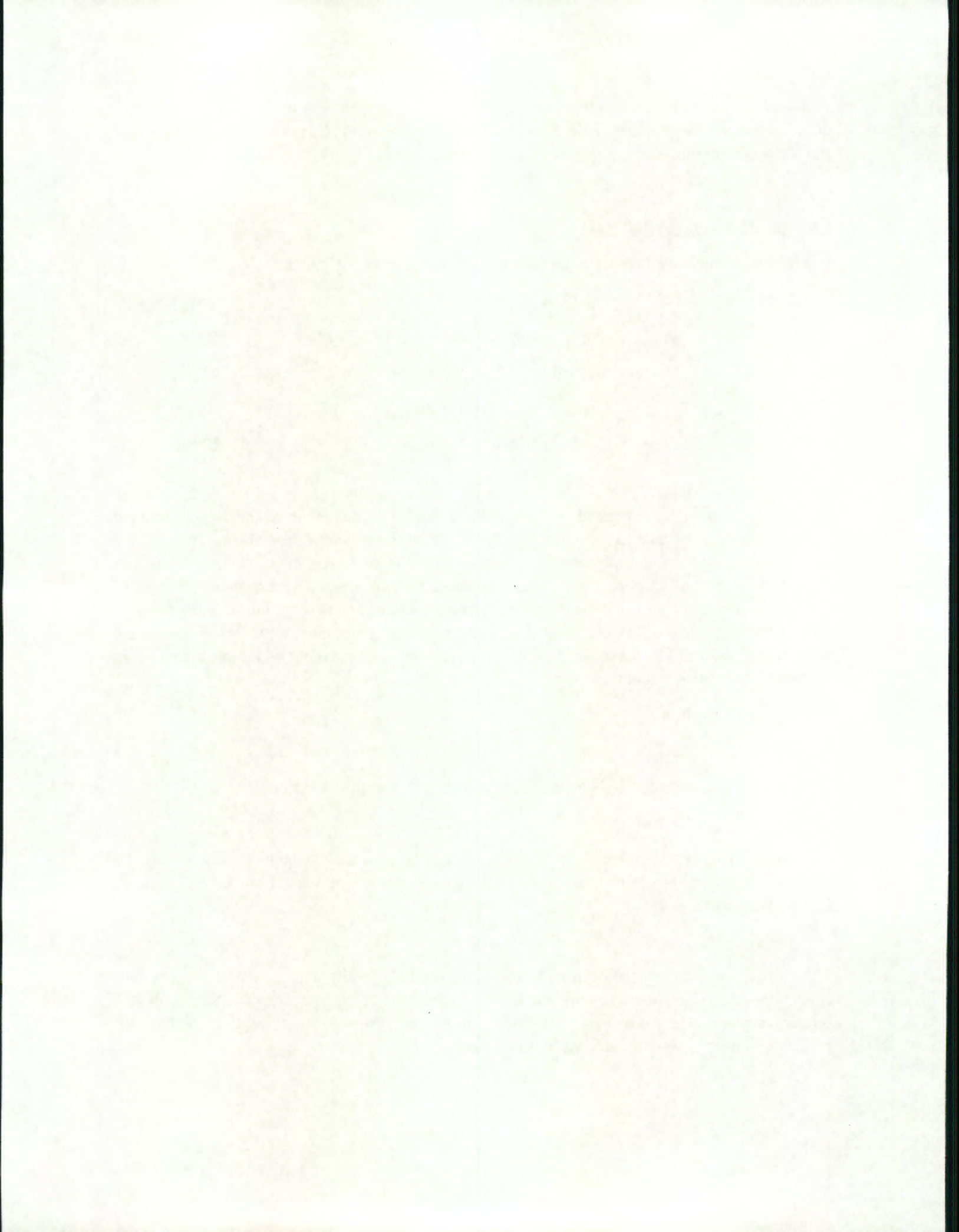
The area has access to the City’s public water, sewer, and stormwater systems.

Transportation and transit

Sweetwater Station is a suburban subdivision. There is no transit available in the immediate vicinity. The closest bus route is approximately one mile east of the subject property along King George Boulevard.

Community Development

The subdivision is being built out as a conventional single family detached development. The existing development pattern is similar to many subdivisions throughout southside Savannah with properties ranging between 5,000 and 10,000 square feet in size. As currently designed, the proposed new phase is consistent with the existing pattern.



Future Land Use

The Comprehensive Plan Future Land Use Map designates the subject property as Planned Development. While as an undeveloped portion of a master planned community this designation is appropriate.

Existing Residential -Agriculture / Annexed (RA-CO) District:

Prior to the recent annexation of the subject property, it was zoned R-A in unincorporated Chatham County. The C-O suffix is added to identify that the annexation has occurred. The property has yet to be given a City of Savannah zoning designation.

Proposed Residential Single Family (RSF-5) District:

- ***Intent of the RSF-5 District:*** “The Residential Single-family-5 district is established to allow single-family detached development on 50-foot-wide lots with a minimum area of 5,000 square feet. A limited number of nonresidential uses are allowed that are compatible with single-family residential uses.”
- ***Allowed Uses:*** Allowed uses in the RSF-5 district are listed in Table 1 of this report.
- ***Development Standards:*** The development standards are listed in Table 2 of this report.

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 very similar. The issue is what district development standards are more appropriate at this location, specifically lot width and lot area. Because there has already been significant residential development in this subdivision, compatibility is an important concern. The proposed zoning is compatible.

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

MPC Comment: The applicant has stated that the proposed housing type is desirable in the home buying market, and it offers an alternative to buyers who want less property to manage. Staff agrees that a variety of available housing types is important.

b. Compatibility

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

MPC Comment: The proposed zoning is not likely to affect the use or usability of adjacent or nearby properties.

- 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. The RSF-5 district already exists within the Master Planned area.

- 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 majority of the development is complete. The property has been annexed and a City of Savannah zoning designation should be applied to the property.

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: Since the land use is not proposed to change, the zoning proposal does conform with the Comprehensive Plan, which calls for single family detached residences.

d. Reasonable Use

Whether the property to be affected by the zoning proposal has a reasonable use as currently zoned.

MPC Comment: Because the property was recently annexed, it should be rezoned in accordance with City of Savannah zoning. The proposed zoning would not create an incompatible development pattern.

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.

Analysis

The subject property is within a single-family neighborhood with a homogenous development pattern. The pattern would be continued on the subject property with the development standards of the RSF-5 zoning classification. Should the RSF-5 classification be established here, the development standards allowed by that class would allow compatible development. The proposed district is appropriate at this location.

Recommendation

Based upon the existing zoning pattern and character of the area, as well as the review criteria, the Planning Commission recommends **approval** of the request to rezone the subject property from R-A / CO to RSF-5.

Note: Staff's recommendation is based upon information contained in the application and discussions with the Applicant. This recommendation could change based on information gathered during the public hearing.

Table 1: RSF-5 Uses
Single-family detached
Cluster development (<i>limited use</i>)
Agriculture, personal
Community garden
Park, general
Library/community center
Police/fire station or substation
Child/adult day care home (<i>limited use</i>)
School, public or private (K-12) (<i>limited use</i>)
All places of worship (<i>special use</i>)
Personal care home, registered
Golf course
Retail consumption dealer (on premise consumption of alcohol) (<i>special use</i>)
Dock, private
Dock, residential community
Marina, residential
Watercraft launch/ramp
Utilities, major
Utilities, minor

Table 2: Development Standards	
Standards	RSF-5 (residential development)
Lot Dimensions	
Lot area (min sq. ft)	5,000
Lot width (min ft)	50
Building Setbacks (min ft)	
Front yard	20
Side (interior) yard	5
Side (street) yard	10
Rear yard	20
From access easement	5
Building Separation	See Fire Code
Building Coverage (max)	40%
Height (max ft)	40
Parking Area Setback (min ft)	
From collector or arterial street rights-of-way	n/a
From local street rights-of-way	n/a
Abutting lane, property line or access easement	n/a

Revised Master Plan

Sweetwater Station

Savannah, Georgia

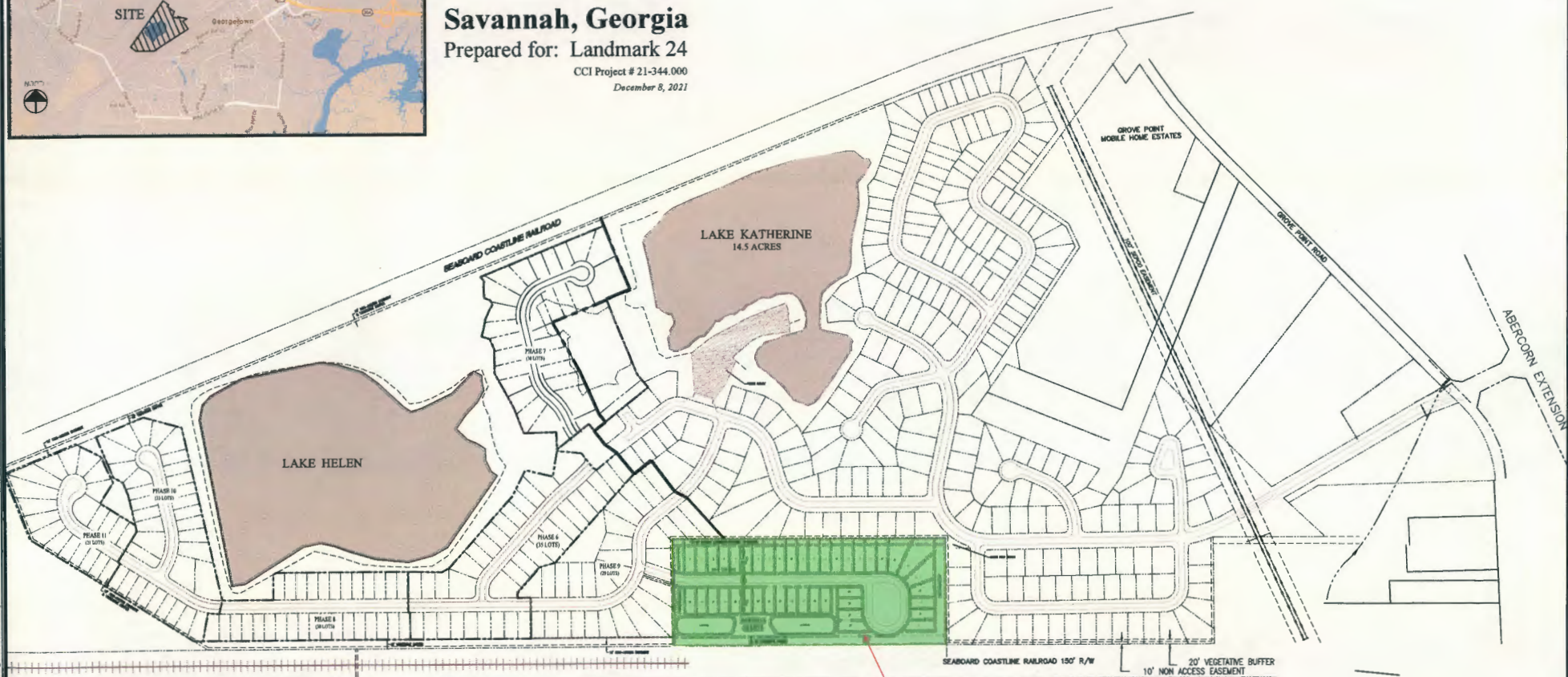
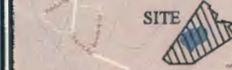
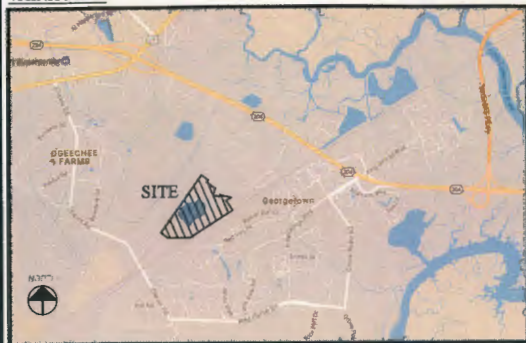
Prepared for: Landmark 24

CCI Project # 21-344.000

December 8, 2021



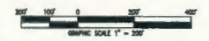
VICINITY MAP:



GEORGETOWN SUBDIVISION

12.34 ACRES
REZONE FROM R-A
TO RSP-5


NUMBER OF LOTS:
PHASE 1: 10 - 10 LOTS
PHASE 2: 10 - 10 LOTS
PHASE 3: 10 - 10 LOTS
PHASE 4: 10 - 10 LOTS
PHASE 5: 10 - 10 LOTS
PHASE 6: 10 - 10 LOTS
PHASE 7: 10 - 10 LOTS
PHASE 8: 10 - 10 LOTS
PHASE 9: 10 - 10 LOTS
PHASE 10: 10 - 10 LOTS
PHASE 11: 10 - 10 LOTS
TOTAL: 110 LOTS



ZONING MAP

21-003991-2A
 Sweetwater Station
 Savannah, Ga
 Aldermanic District: *
 Commission District: 6 (Whitely)
 Neighborhood: See Map
 Property / PIN(s): See Map
 * Recently Annexed, but
 Contiguous with District 6 (Purtee)



 ZONING

Date: 7/21/2021



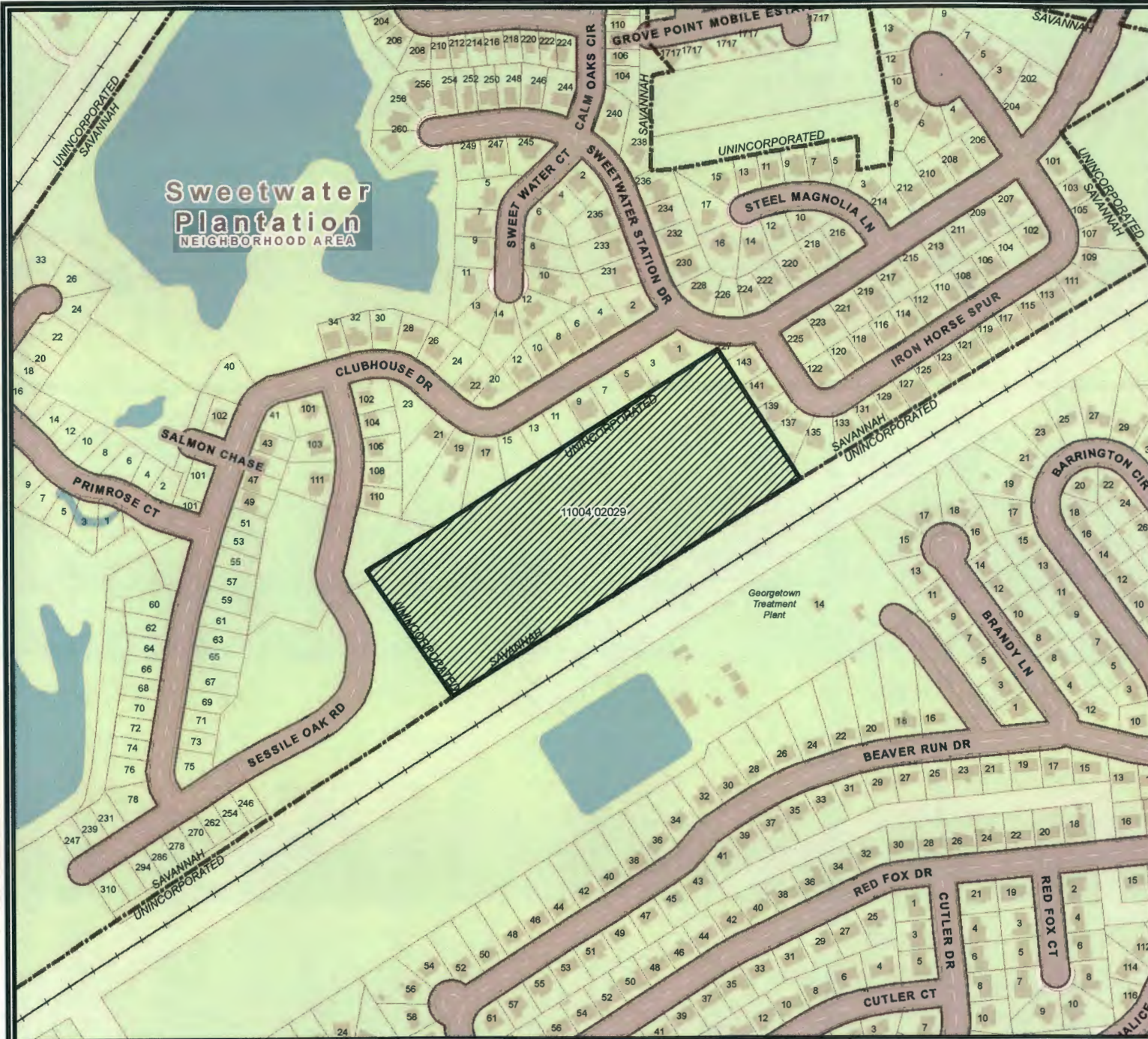
CHATHAM COUNTY · SAVANNAH
METROPOLITAN PLANNING COMMISSION
 110 E. STATE ST. SAVANNAH, GA 31412-8246 PHONE 912-651-1440

THIS MAP IS A COMPILATION OF INFORMATION FROM VARIOUS SOURCES AND SCALES. IN MOST CASES THE INFORMATION HAS NOT BEEN FIELD VERIFIED. USE THIS MAP FOR GENERAL PLANNING PURPOSES ONLY.



1 inch = 400 feet

TAX MAP



21-003991-ZA
 Sweetwater Station
 Savannah, Ga
 Aldermanic District: *
 Commission District: 6 (Whitely)
 Neighborhood: See Map
 Property / PIN(s): See Map
 * Recently Annexed, but
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Date: 7/21/2021

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VICINITY MAP

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 Sweetwater Station
 Savannah, Ga
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SITE

Date: 7/21/2021



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1 inch = 2,000 feet

AERIAL MAP

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Sweetwater Station
Savannah, Ga
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11004 02029

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Date: 7/21/2021



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FUTURE LAND USE

21-003991-ZA
 Sweetwater Station
 Savannah, Ga
 Aldermanic District: *
 Commission District: 6 (Whitely)
 Neighborhood: See Map
 Property / PIN(s): See Map
 * Recently Annexed, but
 Contiguous with District 6 (Purtee)



- Residential- Suburban Single Family
- Residential- General
- Planned Development
- Open Water

Date: 7/21/2021

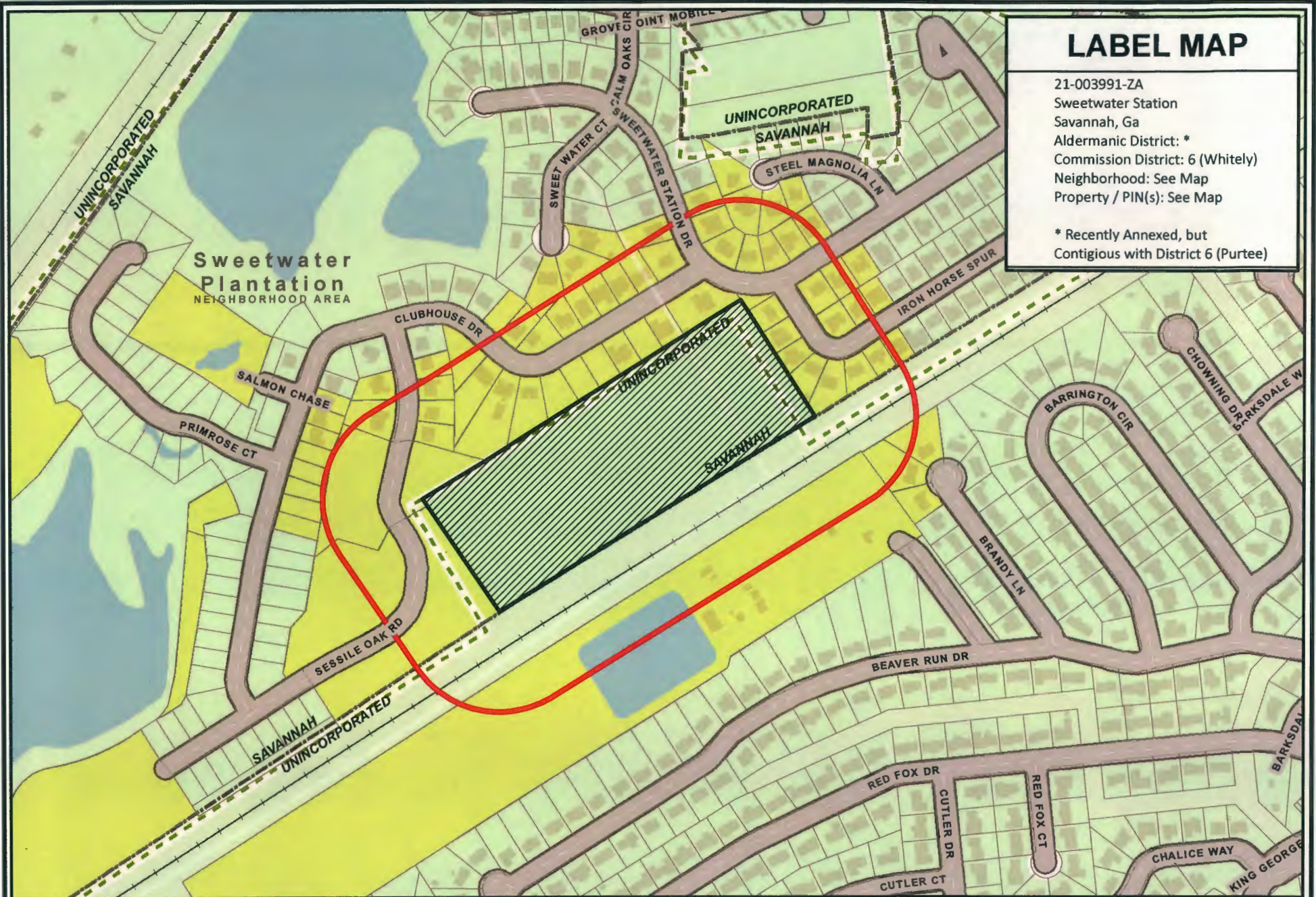


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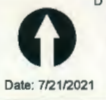


LABEL MAP

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