



METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

DATE: October 12, 2021
TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

Petitioner: Neil McKenzie, Coleman Company
Owner: Sweetwater Land Developers, LLC
Aldermanic District: 6, Alderman Purtee
County Commission District: 6, Commissioner Whitely
Neighborhood/Subdivision: Sweetwater Station
Current Zoning District: RSF-6 (Single Family Residential)
Future Land Use (FLU) Category: Planned Development
File No. 21-005167-ZA
Location: Sweetwater Station
PIN: 21004 02071 Acreage: 27.58

MPC ACTION:

Approval of the request to rezone the subject property from RSF-6 to RSF-5

MPC STAFF RECOMMENDATION:

Approval of the request to rezone the subject property from RSF-6 to RSF-5

MEMBERS PRESENT: 13 + Chairman

- | | |
|------------------------|-----------------|
| Joseph Welch, Chairman | Dwayne Stephens |
| Laureen Boles | Jay Melder |
| Travis Coles | Tom Woiwode |
| Elizabeth Epstein | Malik Watkins |
| Joseph Ervin | |
| Karen Jarrett | |
| Ruel Joyner | |
| Wayne Noha | |
| Eula Parker | |
| Lee Smith | |

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

APPROVAL Votes: 14	DENIAL Votes: 0	ABSENT
Welch Boles Coles Epstein Ervin Jarrett Joyner Melder Noha Parker Stephens Smith Woiwode Watkins		

Respectfully submitted,



Melanie Wilson
Executive Director

/sh

Enclosure



- cc Mark Massey, Clerk of Council
Lester B. Johnson, Assistant City Attorney
Jennifer Herman, Assistant City Attorney
Bridgett Lidy, Planning and Urban Design



CHATHAM COUNTY-SAVANNAH
 METROPLITAN PLANNING COMMISSION
 “Planning the Future, Respecting the Past”

COUNCIL REPORT

File No. 21-005167-ZA

Location: Sweetwater Station

PIN: 21004 02071 Acreage: 27.58

Prepared by Marcus Lotson, Director



Figure 1 Location Map

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Owner: Sweetwater Land Developers, LLC

Aldermanic District: 6, Alderman Purtee

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Neighborhood/Subdivision: Sweetwater Station

Current Zoning District: RSF-6 (Single Family Residential)

Future Land Use (FLU) Category: Planned Development

Request

The petitioner is requesting to rezone the subject property from RSF-6 (Single family residential) to RSF-5 (Single Family residential). The difference in the two districts are the minimum lot width and lot area requirements identified in the table below. The request is being made to allow an alternative lot and home size. There are a total of 87 lots proposed in the identified phases to be rezoned. However, the total maximum number of lots approved in the Master Plan, 445, does not change.

Zoning District	Minimum Lot Area	Minimum Lot Width
Proposed RSF-5	5,000 Square Feet	50 feet
Existing RSF-6	6,000 Square Feet	60 feet

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 a smaller portion is zoned RSF-5. The existing RSF-5 portion includes 90 single family residential lots, most of which are platted at or near the 50-foot lot width minimum. (See attached lot width exhibit). As these lots were existing at the point the current zoning ordinance was adopted, the appropriate 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 on April 20th.

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 Residential	RSF-6
South	Single-Family Residential	PUD-C
West	Single-Family Residential	RSF-6

The subject property abuts a lake and existing single family residential lots to the east. The properties to the north and south are separated by a rail line. The existing residential lots, some of which are yet to be developed, are generally 60 feet in width and 100+ feet in depth and 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 would permit a similar development pattern to an existing portion of the subdivision. Although the subdivision has two access points to Grove Point Road, all access to leave the neighborhood is at the signalized intersection of Sweetwater Station Road and Abercorn Extension. This portion of Grove Point road ends at the railroad tracks.

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. The subdivision has one vehicular access point at the signalized intersection of Sweetwater Station Drive and Abercorn Extension. Sweetwater Station Drive does intersect with Grove Point Road; however, Grove Point Road terminates on either end at a rail line with no means of egress.

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 similar to an existing built-out phase within the subdivision.

Future Land Use

The Comprehensive Plan Future Land Use Map designates the subject property as Residential Suburban Single Family, which is a compatible land use designation.

Existing Residential Single Family (RSF-6) District:

- **Intent of the RSF-6 District:** “The Residential Single-family-6 district is established to allow single-family detached development on 60-foot-wide lots with a minimum area of 6,000 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-6 district are listed in Table 1 of this report.
- **Development Standards:** The development standards are listed in Table 2 of this report

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. The existing RSF-5 zoned portion of the neighborhood is well integrated and does not negatively impact other properties. The location of the proposed new RSF-5 district, on the edge of the development, is likely to integrate in a similar manner.

- ii. 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 and find the proposed zoning to be compatible.

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 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 will result in a similar development pattern that already exist in the subdivision.

- 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: Some phases of the subdivision are yet to be developed but the majority of the development is complete. The proposed phase is consistent with the existing pattern.

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: The property has reasonable use under the current zoning.

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 somewhat homogenous development pattern. The pattern could be continued on the subject property with the development standards of the RSF-5 zoning classification, which already exists within Sweetwater Station. Should the RSF-5 classification be established here, the development standards allowed by that class would be compatible with existing lots.

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 RSF-6 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 and RSF-6 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-6 (residential development)	RSF-5 (residential development)
Lot Dimensions		
Lot area (min sq. ft)	6,000	5,000
Lot width (min ft)	60	50
Building Setbacks (min ft)		
Front yard	15	15
Side (interior) yard	5	5
Side (street) yard	10	10
Rear yard	20	20
From access easement	5	5
Building Separation	See Fire Code	See Fire Code
Building Coverage (max)	40%	40%
Height (max ft)	36	36

AN ORDINANCE
To Be Entitled

AN ORDINANCE TO REZONE CERTAIN PROPERTY FROM AN RSF-6
(SINGLE FAMILY RESIDENTIAL) ZONING CLASSIFICATION TO AN
RSF-5 (SINGLE FAMILY RESIDENTIAL) ZONING CLASSIFICATION;
TO REPEAL ALL OTHER ORDINANCES IN CONFLICT HEREWITH;
AND FOR OTHER PURPOSES.

BE IT ORDAINED by the Mayor and Aldermen of the City of Savannah, Georgia, in a regular meeting of Council assembled and pursuant to lawful authority thereof:

SECTION 1: The following described property be rezoned from its present RSF-6 zoning classification to a RSF-5 zoning classification:

Property ID: 21004 0 2071

Commencing from a point [X: 944153.277763 & Y: 721923.495836], located at the approximate intersection of the centerlines of Sessile Oak Road & Clubhouse Drive,

Thence proceeding in a SW direction [S 57-37-9 W] along the approximate centerline of Sessile Oak Road for an estimated distance of 323.9 ft. to a point, [X: 943879.698084 & Y: 721750.005173], said point being,
THE POINT OF BEGINNING

Thence proceeding in a SE direction [S 40-7-47 E] along a line for an estimated distance of 30.2 ft. to a point,

Thence proceeding in a SE direction [S 32-22-54 E] along a line for an estimated distance of 145.5 ft. to a point,

Thence proceeding in a SW direction [S 56-47-33 W] along a line for an estimated distance of 889.7 ft. to a point,

Thence proceeding in a SW direction [S 89-9-39 W] along a line for an estimated distance of 768.2 ft. to a point,

Thence proceeding in a NW direction [N 87-55-22 W] along a line for an estimated distance of 153.1 ft. to a point,

Thence proceeding in a NW direction [N 78-42-28 W] along a line for an estimated distance of 40.8 ft. to a point,

Thence proceeding in a NW direction [N 51-41-39 W] along a line for an estimated distance of 304.3 ft. to a point,

Thence proceeding in a NE direction [N 35-37-11 E] along a line for an estimated distance of 845.4 ft. to a point,

Thence proceeding in a SE direction [S 46-24-5 E] along a line for an estimated distance of 874.1 ft. to a point,

Thence proceeding in a SE direction [S 85-55-50 E] along a line for an estimated distance of 25 ft. to a point,

Thence proceeding in a SE direction [S 72-48-10 E] along a line for an estimated distance of 25 ft. to a point,

Thence proceeding in a NE direction [N 64-36-35 E] along a line for an estimated distance of 25 ft. to a point,

Thence proceeding in a NE direction [N 42-11-35 E] along a line for an estimated distance of 25 ft. to a point,

Thence proceeding in a NE direction [N 28-37-45 E] along a line for an estimated distance of 299.6 ft. to a point,

Thence proceeding in a NE direction [N 36-41-31 E] along a line for an estimated distance of 25 ft. to a point,

Thence proceeding in a NE direction [N 44-52-7 E] along a line for an estimated distance of 25 ft. to a point,

Thence proceeding in a NE direction [N 53-30-52 E] along a line for an estimated distance of 25 ft. to a point,

Thence proceeding in a NE direction [N 62-56-56 E] along a line for an estimated distance of 25 ft. to a

point,
Thence proceeding in a NE direction [N 71-7-33 E] along a line for an estimated distance of 25 ft. to a point,
Thence proceeding in a NE direction [N 79-3-38 E] along a line for an estimated distance of 50 ft. to a point,
Thence proceeding in a NE direction [N 75-58-8 E] along a line for an estimated distance of 50 ft. to a point,
Thence proceeding in a NE direction [N 71-47-0 E] along a line for an estimated distance of 50 ft. to a point,
Thence proceeding in a NE direction [N 67-26-20 E] along a line for an estimated distance of 50 ft. to a point,
Thence proceeding in a NE direction [N 63-25-33 E] along a line for an estimated distance of 50 ft. to a point,
Thence proceeding in a NE direction [N 59-10-57 E] along a line for an estimated distance of 50 ft. to a point,
Thence proceeding in a NE direction [N 55-37-49 E] along a line for an estimated distance of 34.7ft. to a point,
Thence proceeding in a SE direction [S 32-22-54 E] along a line for an estimated distance of 120 ft. to a point,
Thence proceeding in a SE direction [S 40-7-46 E] along a line for an estimated distance of 30.2 ft. to a point, [X: 943879.698084 & Y: 721750.005173], said point being, THE POINT OF BEGINNING

SECTION 2: That the requirements of Section 3.2 of the Zoning Ordinance adopted July 18th, 2019 and the law in such cases made and provided has been satisfied. An opportunity for a public hearing was afforded anyone having an interest or property right which may have been affected by this zoning amendment, said notice being published in the Savannah Morning News, on the ____ day of _____, 2021, and the ____ day of _____, 2021, a copy of said notice being attached hereto and made a part hereof.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

EFFECTIVE DATE: This ordinance shall be effective as of the date hereof.

ADOPTED AND APPROVED: _____ 2021.

MAYOR

ATTEST:

CLERK OF COUNCIL
FILE NO.: FILE # 21-005167-ZA

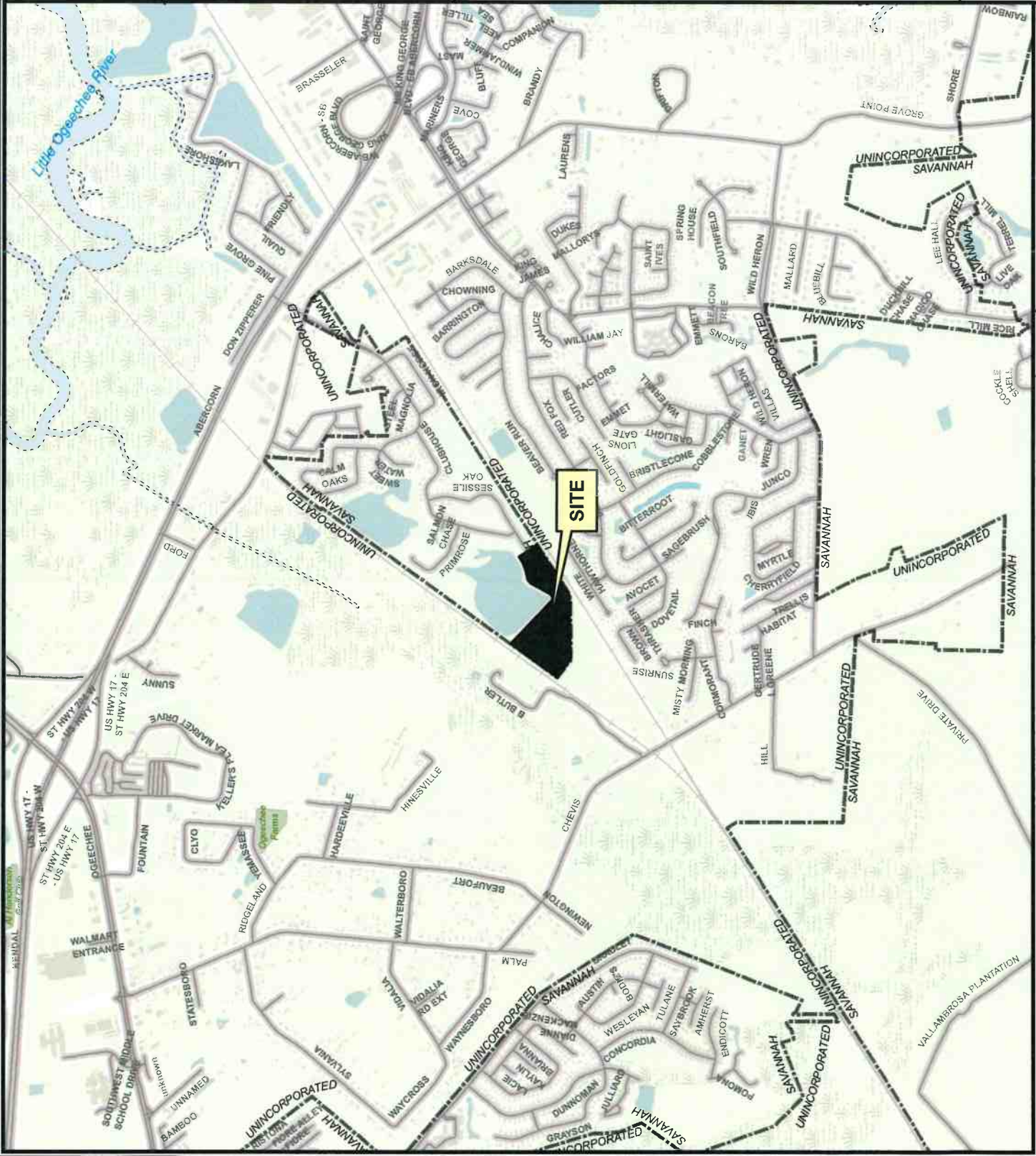
VICINITY MAP

FILE # 21-005167-ZA
 Address: 500 Grove Point Rd.
 Savannah, Ga
 Aldermanic District: 6 - Purtee
 Commission District: 6 - Whitely
 Neighborhood: See Map
 Property ID: See Map

Date: 9/23/2021



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



D

1 inch = 2,000 feet



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.

TAX MAP

FILE # 21-005167-ZA
Address: 500 Grove Point Rd.
Savannah, Ga
Aldermanic District: 6 - Purtee
Commission District: 6 - Whitely
Neighborhood: See Map
Property ID: See Map

Date: 9/23/2021



CHATHAM COUNTY SAVANNAH
METROPOLITAN PLANNING COMMISSION
110 E. STATE ST. SAVANNAH, GA 31412-3246 PHONE 912-651-1440



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1 inch = 400 feet

D

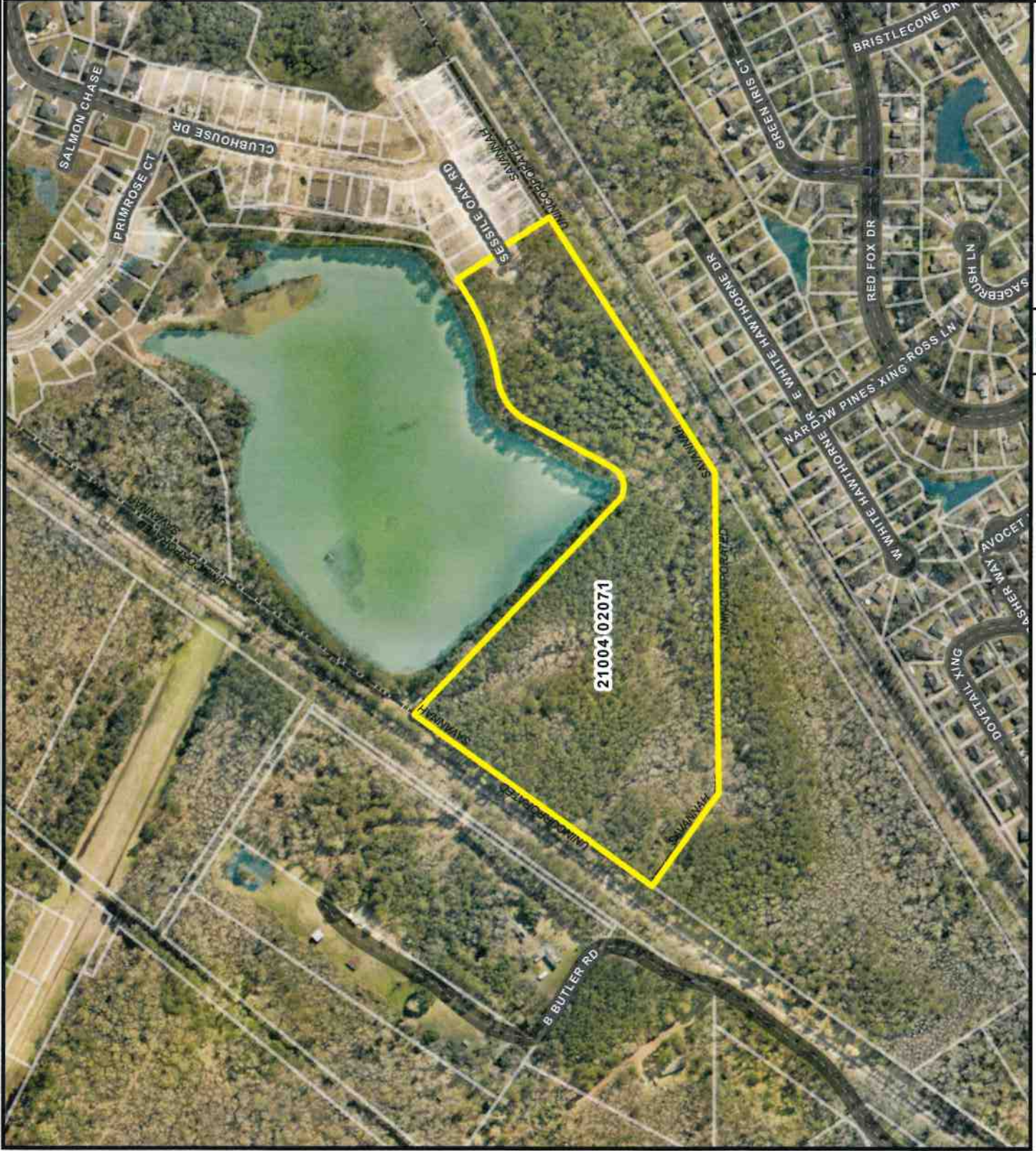
AERIAL MAP

FILE # 21-005167-ZA
Address: 500 Grove Point Rd.
Savannah, Ga
Aldermanic District: 6 - Purtee
Commission District: 6 - Whitely
Neighborhood: See Map
Property ID: See Map

Date: 9/23/2021



CHATHAM COUNTY - SAVANNAH
METROPOLITAN PLANNING COMMISSION
110 E. STATE ST. SAVANNAH, GA 31412-9246 PHONE 912-651-1440



1 inch = 400 feet



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ZONING MAP

FILE # 21-005167-ZA
 Address: 500 Grove Point Rd.
 Savannah, Ga
 Aldermanic District: 6 - Purtee
 Commission District: 6 - Whitely
 Neighborhood: See Map
 Property ID: See Map

Current property zoning(s) is primarily
 RSF-6
 Proposed property zoning:
 RSF-5

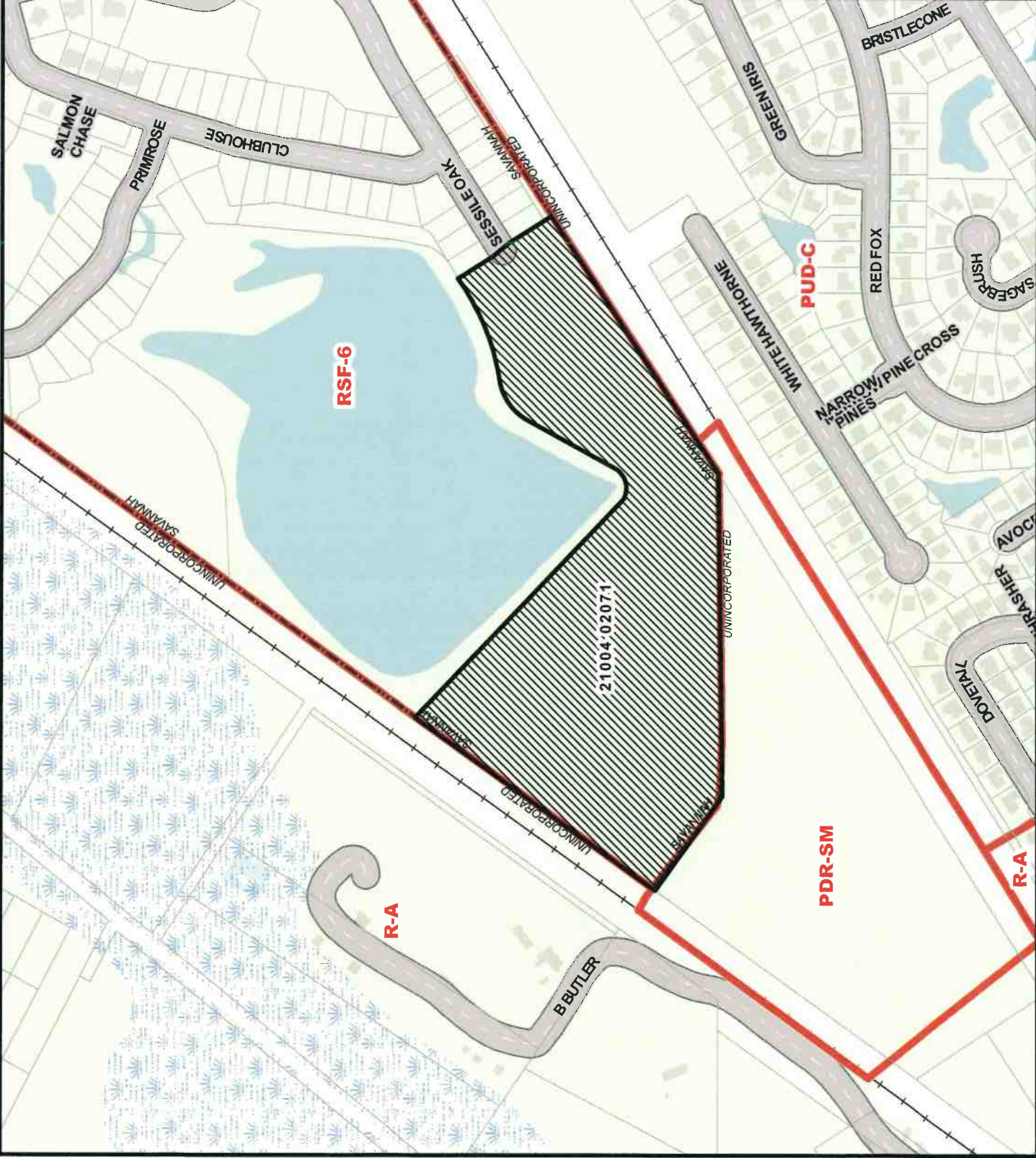
City of Savannah NewZo Zoning When Applicable



Date: 9/23/2021



CHATHAM COUNTY - SAVANNAH
 METROPOLITAN PLANNING COMMISSION
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1 inch = 400 feet

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FUTURE LAND USE

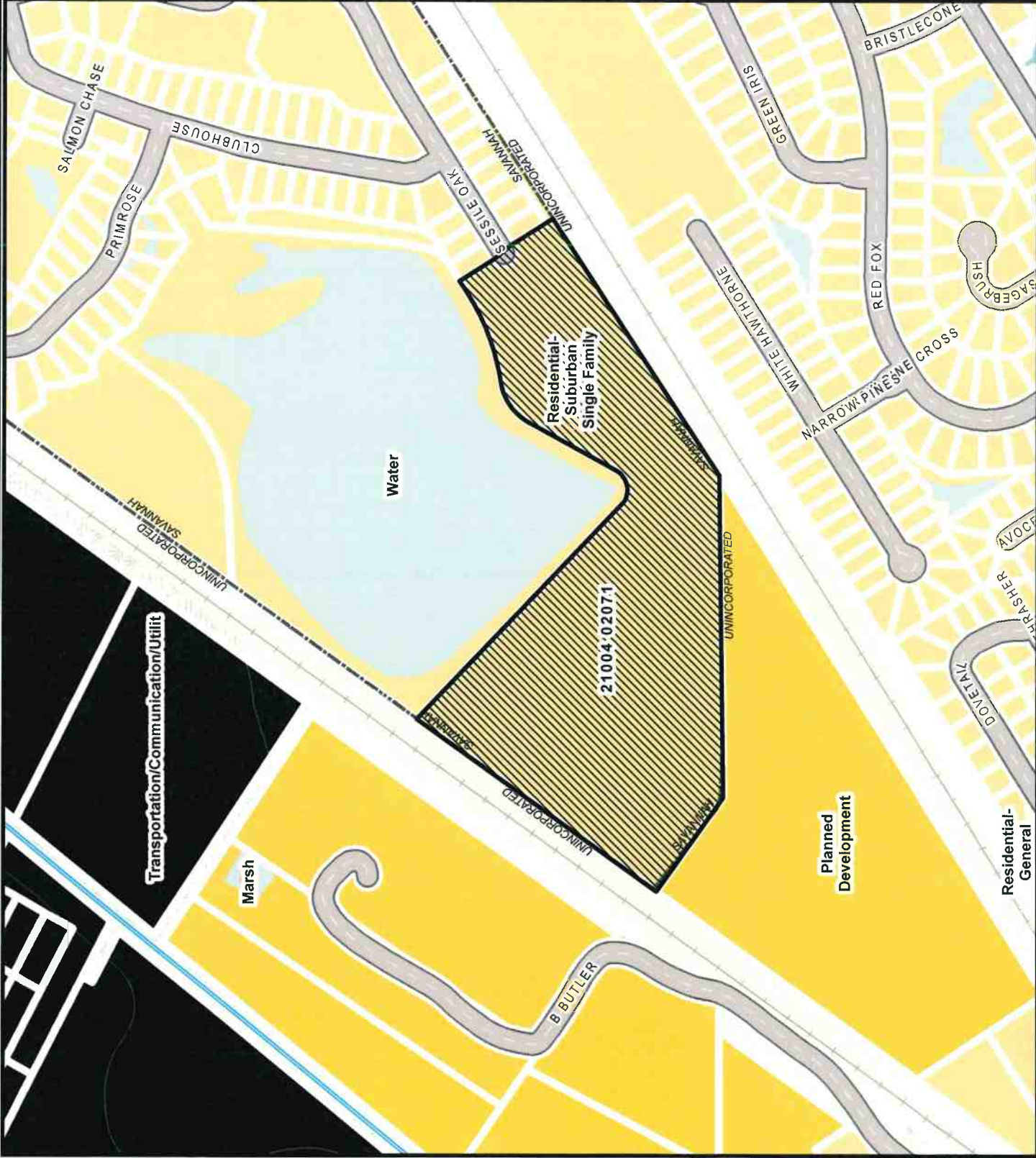
FILE # 21-005167-ZA
 Address: 500 Grove Point Rd.
 Savannah, Ga
 Aldermanic District: 6 - Purtee
 Commission District: 6 - Whitely
 Neighborhood: See Map
 Property ID: See Map

-  Residential- Suburban Single Family
-  Residential- General
-  Planned Development
-  Transportation/Communication/Utilit
-  Tidal Marsh
-  Open Water

Date: 9/23/2021



CHATHAM COUNTY - SAVANNAH
METROPOLITAN PLANNING COMMISSION
 110 E. STATE ST. SAVANNAH, GA 31412-3246 PHONE 912-651-1440



1 inch = 400 feet



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LABEL MAP

FILE # 21-005167-ZA

Address: 500 Grove Point Rd.

Savannah, Ga

Aldermanic District: 6 - Purtee

Commission District: 6 - Whitely

Neighborhood: See Map

Property ID: See Map

Sweetwater
Plantation
NEIGHBORHOOD AREA

21004.02071

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D



Date: 9/23/2021

1 inch = 500 feet



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



Revised Master Plan Sweetwater Station Savannah, Georgia

Prepared for: Landmark 24

CCI Project # 21-344-000
September 15, 2021



GEORGETOWN SUBDIVISION



NUMBER OF LOTS: 100
PROJECT: 21-344-000
DATE: 09/15/2021
DRAWN BY: J. WILSON
CHECKED BY: J. WILSON
SCALE: AS SHOWN

