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## METROPOLITAN PLANNING COMMISSION

*"Planning the Future - Respecting the Past"*

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M E M O R A N D U M

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**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**  
**Thomas Cribbs, Petitioner**  
**Thomas Cribbs, Owner**  
**Thomas Cribbs, Agent**  
**2007 Alaska Street**  
**Aldermanic District: 3, John Hall**  
**County Commission District: 3, Bobby Lockett**  
**Property Identification Number: 2-0058-14-006**  
**File No. 19-000414-ZA**

**MPC ACTION:**

**Deny** of the request to rezone the subject property from the RB-1 district to the B-N district.

**MPC STAFF RECOMMENDATION:**

**Approval** of the request to rezone the subject property from the RB-1 district to the B-N district.

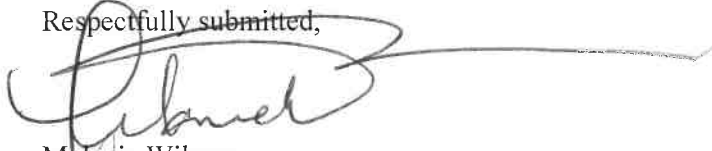
**MEMBERS PRESENT:** 13 + Chairman

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:** Deny Staff Recommendation (11-3)

<b>APPROVAL</b> Votes: 11	<b>DENIAL</b> Votes: 3	<b>ABSENT</b>
Ervin Branch Jarrett Hernandez Manigault Milton Noha Parker Smith Suthers Woiwode	Coles Cook 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

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## Chatham County - Savannah Metropolitan Planning Commission

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### March 12, 2019 Regular MPC Meeting

#### **Title**

REZONING MAP AMENDMENT | 2007 Alaska Street | RB-1 (Residential Business 1) to B-N (Neighborhood Business) | File no. 19-000414-ZA

#### **Description**

A request to rezone 1 parcel on the south side of Alaska Street near the intersection with Pennsylvania Avenue from the RB-1 (Residential Business 1) zoning classification to the B-N (Neighborhood Business) zoning classification.

#### **Recommendation**

Staff recommends **approval** of the request to rezone the subject property from the RB-1 district to the B-N district.

#### **Contact**

#### **Financial Impact**

#### **Review Comments**

#### **Attachments**

📎 [MAPS\\_COMBINED.pdf](#)

📎 [Staff Report-19-000414-ZA-MAP.pdf](#)



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## METROPOLITAN PLANNING COMMISSION

*"Planning the Future - Respecting the Past"*

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M E M O R A N D U M

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

**FROM:** The Planning Commission

**DATE:** March 12, 2019

**SUBJECT:** Petition to Rezone Property  
Thomas Cribbs, Petitioner  
Thomas Cribbs, Owner  
Thomas Cribbs, Agent  
2007 Alaska Street  
Aldermanic District: 3, John Hall  
County Commission District: 3, Bobby Lockett  
Property Identification Number: 2-0058-14-006  
File No. 19-000414-ZA

**REPORT STATUS: MPC Recommendation**

**Issue:**

A request to rezone 1 parcel on the south side of Alaska Street near the intersection with Pennsylvania Avenue from the RB-1 (Residential Business 1) zoning classification to the B-N (Neighborhood Business) zoning classification.

**Background:**

The petitioner currently operates a shop on the property selling mopeds and scooters. Since the use is not currently permitted in the RB-1 zoning district, Mr. Cribbs has been cited and told to cease operations. This request is an attempt to become compliant with the zoning regulations.

**Properties:**

The subject property consists of a single contiguous parcel, comprising approximately 0.16 acres. The parcel is split-zoned between the RB-1 and R-4 zoning district, but since the majority of its area falls within the RB-1 district, per section 8-3023(d) the RB-1 zoning would apply to the entire parcel.

**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 on January 30, 2019. 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:

<b><u>Location</u></b>	<b><u>Land Use</u></b>	<b><u>Zoning</u></b>
North	Commercial	RB-1
South	Vacant	RB-1
East	Single-family residential	R-4
West	Vacant	RB-1

3. **Existing RB-1 Zoning District:**
  - a. **Intent of the RB-1 District:** From the Ordinance, “The purpose of this district shall be 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. **Allowed Uses:** The permitted uses for the RB-1 district are attached in **Table 1**. These include the full range of residential forms and commercial uses including retail, studios, rooming houses, personal service shops and restaurants not serving alcohol.
  - c. **Development Standards:** The development standards for the RB-1 district are attached in **Table 3**.
4. **Proposed B-N Zoning District:**
  - a. **Intent of the B-N District:** From the Ordinance, “The purpose of this district shall be to provide convenient shopping facilities consisting of convenience goods and personal services in neighborhood market areas of from 3,000 to 5,000 people.”
  - b. **Allowed Uses:** The permitted uses for the B-N district are attached in **Table 2**. Residential uses are prohibited. Permitted uses include the commercial uses permitted in RB-1 with a handful of additional categories such as

restaurants serving alcohol, package stores and fuel stations.

- d. **Development Standards:** The development standards for the B-N district are attached in **Table 4**.
5. **Land Use Element:** The Chatham County-Savannah Comprehensive Plan Future Land Use Map designates the subject property as Residential Suburban Single-Family. The proposed zoning district is not consistent with the FLUM designation but given the history of Pennsylvania Avenue as a commercial corridor and current mix of uses, this designation may have been applied in error.
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 served by Pennsylvania Avenue, a collector with annual average daily traffic (AADT) of approximately 9,000 vehicles. Chatham Area Transit (CAT) bus route 10 runs along this street, with stops about 250 feet to the southwest.

### 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

Pennsylvania Avenue has sufficient capacity any foreseeable use permitted by either the current or proposed zoning district.

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

Pennsylvania Avenue already has a commercial character in this area and is unlikely to see much residential development directly abutting the corridor. RB-1 and B-N have significant overlap in permitted uses and most uses newly allowed in B-N with the greatest potential for adverse impacts would be subject to special use review.

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

Yes X No \_\_\_

The Future Land Use Map designates the subject property as Residential Suburban Single-Family, which is clearly inconsistent with any commercial designation. However, Pennsylvania Avenue has existed as a commercial corridor for decades and likely will remain dominated by commercial uses. The present RB-1 designation is also inconsistent with the land use map. Few, if any people are likely to build single-family residences directly fronting this busy corridor. It may be that this designation was applied in error. NewZO recognizes this condition and designates most of this stretch of Pennsylvania Avenue for neighborhood business.

**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:**

The existing and proposed zoning districts are reasonably compatible, though they differ in allowing residential uses. The current RB-1 district permits the full range of residential forms, while the proposed B-N district is an exclusively commercial classification. Under NewZO the subject property will be zoned B-N, which is similar though not identical to the proposed B-N district under the current ordinance. B- districts permit mixed-use by right in NewZO for upper-story residential; hence, the residential forms most appropriate for the corridor will be permitted again once it is adopted.

RB-1 already permits a wide range of commercial uses that is broadly consistent with the uses permitted in B-N, including retail, studios, rooming houses, personal service shops and restaurants not serving alcohol. Among the uses that would be newly allowed in B-N, many with the greatest potential for adverse impacts such as nightclubs, package stores, restaurants serving alcohol and fuel stations are subject to special use review by the ZBA and are unlikely to be permitted. For others, the size of the subject property at roughly 7,000 square feet will make them infeasible.

If this property is successfully rezoned to B-N as proposed, it would result in the unusual situation of zoning district that is farther from a commercial corridor yet more intense than the adjacent district that fronts on the corridor. Ordinarily, this would not be appropriate, but since all the parcels involved will be rezoned to the equivalent of B-N under NewZO this should be understood as a temporary situation. In any case, the adjacent parcels fronting on Pennsylvania Avenue are currently vacant.

Development standards for RB-1 and B-N are generally consistent for nonresidential uses. Since the property abuts residential use on its east side, the minimum side-yard setback would be 10 feet in both cases. There are no height limitations for nonresidential use in RB-1, but a 35-foot limit in B-N. Building coverage is 50% in RB-1 and unlimited in B-N, but the existing structure on the site already covers nearly its entire lot, so the proposed zoning would help bring the property into conformance.

**RECOMMENDATION:**

The Planning Commission recommends **denial** of the request to rezone the subject property from the RB-1 district to the B-N district after considering testimony provided at the March 12<sup>th</sup>, 2019 meeting.



**Table 1:**

<b>R-B-1 ZONING DISTRICT</b>	
<b>List of Uses</b>	<b>Use #</b>
Accessory uses	90
Administration building	38a
Adult day care center	20d
Animal grooming establishment	25a
Automobile parking lot or parking garage	55a
Banks and offices	37
Boardinghouse or roominghouse	10
Catering services	49b
Child care center	20c
Child sitting center	20e
Church or other place of worship	11
Clothing stores and dry goods	34
Congregate care home for the elderly (over 15 persons)	10g
Congregate care home for the mentally retarded (over 15 persons)	10i
Craft shops	36b
Cultural facilities	19
Day nurseries and kindergartens	20b
Department stores	39
Dwelling, multifamily	3
Dwelling, one-family	1
Dwelling, two-family	2
Eleemosynary or philanthropic institution	14
Food service centers for homeless persons	10l
Food stores and drugstores	32
Furniture repair	35a
Garage apartment or carriage house	5
Group care home for the abused or mistreated (seven or greater persons)	10e
Group care home for the elderly (seven to 15 persons)	10f
Group care home for the mentally retarded	10h
Home furnishing and hardware	35
Home occupation	89
Homes for chemically dependent persons	10d
Janitorial services contractor	38
Laboratory serving professional requirements, dentists, medical, etc	57
Mixed use, nonresidential	37a
Mixed use, residential	37b
Personal care home for the handicapped and/or elderly (six or fewer persons)	10p
Personal service schools	47e
Personal service shops	33

Pest control	63b
Photography studio	40
Plant and produce shops	32c
Public uses	15
Public utility	16
Restaurant, sit-down or cafeteria, which does not serve alcoholic beverages	48a
Satellite dish	90a
Secondary use (professional office)	47a
Single-room occupancy residences	10m
Small electric motor repair	61a
Specialty shops	36a
Taxicab company	45a
Taxistand	45
Transitional shelters for homeless persons	10k

**Table 2:**

<b>B-N Zoning District</b>	
<b>List of Uses</b>	<b>Use #</b>
Accessory uses	90
Adult day care center	20d
Ambulance service or rescue squad	42
Animal grooming establishment	25a
Animal hospital, veterinary clinic, animal boarding place or animal grooming salon	25
Assembly halls	20a
Automobile parking lot or parking garage	55
Banks and offices	37
Bicycle and moped sales and service	52b
Catering services	49b
Child care center	20c
Child sitting center	20e
Clothing stores and dry goods	34
Club or lodge	20
Cocktail lounges and taverns	48b
Craft shops	36b
Cultural facilities	19
Day nurseries and kindergartens	20b
Electronic, video or mechanical amusement game arcade	29a
Eleemosynary or philanthropic institution	14
Food stores and drugstores	32
Fortunetelling	47b
Freezer locker service, ice storage	46
Fuel station	50
Funeral homes and crematory	41

Furniture repair	35a
Greenhouse and plant nursery	23
Heliport, helistop	15a
Home furnishing and hardware	35
Indoor car wash	50a
Janitorial services contractor	38
Laboratory serving professional requirements, dentists, medical, etc	57
Light manufacturing	83
Locksmith, gunsmith, and similar activities	62
Mixed use, nonresidential	37a
Nightclubs	48d
Package store	48c
Personal service schools	47e
Personal service shops	33
Pest control	63b
Photography studio	40
Plant and produce shops	32c
Post Secondary Schools	46b
Prefabricated structures sales lot	63a
Printing or letter shop	70
Public uses	15
Public utility	16
Radio or television broadcasting studio	43a
Restaurant drive-in	49
Restaurant, sit-down or cafeteria, which does not serve alcoholic beverages	48a
Restaurant, sit-down or cafeteria, which serves alcoholic beverages	48
Restaurants, fast food or drive-thru	49a
Retail automobile parts and tire store	54
Sale of beer and wine, by the package, when incidental to other principal retail use	32a
Satellite dish	90a
Self-storage miniwarehouse	75b
Separate use sign	87
Small electric motor repair	61a
Specialty shops	36a
Taxicab company	45a
Taxistand	45
Teaching of music, voice, and dance	47c
Telegraph or messenger service	44
Telephone exchange	18
Temporary day labor employment center	47d
Vehicle service, minor	51
Vocational and technical schools	47

**Table 3:**

<b>R-B-1 District Schedule of Development Standards</b>		
<b>Minimum Lot Area (square feet) for one-family dwellings and nonresidential; per dwelling unit for two-family and multi-family dwellings</b>	Residential: 1. Single-family 2. Two-family 3. Multifamily: a. 3-4 dwellings b. 5-6 dwellings c. 7-8 dwellings d. 9 or more dwellings Nonresidential	6,000 3,600 2,500 2,150 2,000 1,900 6,000
<b>Minimum Lot Width (feet)</b>	Residential: 1. Single-family 2. Two-family 3. Multifamily: a. 3-4 dwellings b. 5-6 dwellings c. 7-8 dwellings d. 9 or more dwellings Nonresidential	60 60 60 60 60 60 -
<b>Minimum Front Yard Setback from Center Line of Street Right-of-Way (feet)</b>	Freeway or parkway Major arterial Secondary arterial or rural road Collector street Residential street Access easement	115 85 70 60 50 36
<b>Minimum Side Yard Setback (feet)</b>	Residential: 1. One- and two-family 2. Multifamily Nonresidential	5 10 10 from abutting R district property
<b>Minimum Rear Yard Setback (feet)</b>	Residential Nonresidential: 1. Hotel or Institutional 2. Other	15 5 15
<b>Maximum Height (feet)</b>	Residential Nonresidential	40 -
<b>Maximum Building Coverage (percent)</b>	Residential Nonresidential	- 50
<b>Maximum Density (units per net acre)</b>	-	-

**Table 4:**

<b>B-N Zoning District Schedule of Development Standards</b>
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<b>Minimum Lot Area (square feet) per use or for two-family and multi-family dwellings, per dwelling unit</b>	-	-
<b>Minimum Lot Width (feet)</b>	-	-
<b>Minimum Front Yard Setback from Center Line of Street Right-of-Way (feet)</b>	Freeway or parkway Major arterial Secondary arterial or rural road Collector street Residential street Access easement	90 50 40 30 30 36
<b>Minimum Side Yard Setback (feet)</b>	-	10 from abutting R district property
<b>Minimum Rear Yard Setback (feet)</b>	-	adjoining R district property's setback
<b>Maximum Height (feet)</b>	-	35
<b>Maximum Building Coverage (percent)</b>	-	-
<b>Maximum Density (units per net acre)</b>	-	-