



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: AUGUST 7, 2018

TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH

FROM: METROPOLITAN PLANNING COMMISSION

SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

Petition to Rezone Property
Chatham County Hospital Authority, Petitioner
Fred P. South, Owner
Harold and Josh Yellin, Agents
5414 Skidaway Road
Aldermanic District: 4 – J. Miller
County Commission District: 3 – B. Lockett
Property Identification Number: 2-0136 -06-002
File No. 18-003857-ZA

MPC ACTION:

Approval of the proposed rezoning from R-6 (One-Family Residential) to O-I (Office-Institutional).

MPC STAFF RECOMMENDATION:

Approval of the proposed rezoning from R-6 (One-Family Residential) to O-I (Office-Institutional).

MEMBERS PRESENT: 7+ Chairman

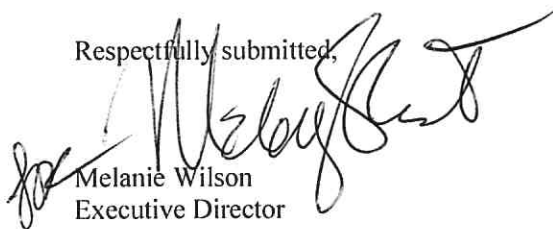
Joseph Ervin, Chairman
Thomas Branch
Travis Coles
Ellis Cook
Karen Jarrett
Lacy Manigault

Lee Smith
Tom Woiwode

PLANNING COMMISSION VOTE: Approve Staff Recommendation (8-0)

APPROVAL Votes: 8	DENIAL Votes: 0	ABSENT
Ervin Branch Cook Coles Jarrett Manigault Smith Woiwode		Hernandez Milton Suthers 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

August 7, 2018 Regular MPC Meeting

Title

ZONING MAP AMENDMENT | Harold and Josh Yellin as Agents for Chatham County Hospital Authority | Rezone from R-6 (One-Family Residential) to O-I (Office-Institutional) | 5414 Skidaway Rd. | 18-003857-ZA

Description

A request to rezone a 1.91-acre parcel located at 5414 Skidaway Road from the R-6 (One-Family Residential) district to the O-I (Office-Institutional) district. PIN 2-0136-06-002

Recommendation

Approval of the proposed rezoning from R-6 (One-Family Residential) to O-I (Office-Institutional).

Contact

Financial Impact

Review Comments

Attachments

- 📎 [Table 2 - R-6 District Permitted Uses.pdf](#)
- 📎 [Table 3 - List of Uses O-I District.pdf](#)
- 📎 [Maps 3857.pdf](#)
- 📎 [Images 3857.pdf](#)
- 📎 [Application 3857.pdf](#)
- 📎 [Staff Report-18-003857-ZA-MAP.pdf](#)



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

TO: The Mayor and Alderman of the City of Savannah

FROM: Metropolitan Planning Commission

DATE: August 7th, 2018

SUBJECT: Petition to Rezone Property
Chatham County Hospital Authority, Petitioner
Fred P. South, Owner
Harold and Josh Yellin, Agents
5414 Skidaway Road
Aldermanic District: 4 – J. Miller
County Commission District: 3 – B. Lockett
Property Identification Number: 2-0136 -06-002
File No. 18-003857-ZA

Issue:

A request to rezone a 1.91-acre parcel located at 5414 Skidaway Road from the R-6 (One-Family Residential) district to the O-I (Office-Institutional) district.

Background:

The subject property is located on the east side of Skidaway Road approximately 250 ft. south of DeRenne Ave. The parcel is approximately 1.91-acres in size and is improved with a single-family dwelling and several accessory structures. If rezoned, the petitioner intends to construct medical offices on the site; however, all O-I uses would be permitted.

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 is approximately 1.91-acres (83,200 sq. ft.) in size and has a lot width of approximately 195 ft. The O-I district does not contain minimum lot area or lot width standards. The site is improved with a single-family dwelling and several accessory structures.
3. **Existing Zoning and Development Pattern:** The subject site is located approximately 250 ft. south of DeRenne Ave. The intersection of Skidaway and

DeRenne features a number of neighborhood-business uses, including a gas station, book store and upholstery shop. Two churches are located along this portion of Skidaway Road. Land uses and zoning districts surrounding the subject site include:

<u>Location</u>	<u>Land Use</u>	<u>Zoning</u>
North	Book store and upholstery shop	B-N: Neighborhood Business
South	Southside Baptist Church	R-6: One-Family Residential
East	Single-Family Residential	R-6: One Family Residential
West	Church	R-6: One-Family Residential

4. **Existing R-6 Zoning District:**

- a. **Intent of the R-6 District:** The intent and purpose of the R-6 (One-Family Residential) district is to maintain single-family dwellings at a density of not more than six single-family dwellings per net acre to protect properties from depreciating effects of more densely-developed residential uses.
- c. **Development Standards:** The development standards for the R-6 district are contained in Table 1 at the end of this report.
- b. **Allowed Uses:** The use matrix for the R-6 district is contained in the attached table (Table 2).

5. **Proposed O-I Zoning District:**

- a. **Proposed Intent of the O-I District:** The intent and purpose of the O-I (Office-Institutional) district is to allow office uses as well as a limited number of other non-residential uses that are compatible with an office environment, and to serve as a transition between residential areas and more intensive commercial uses.
- b. **Proposed Development Standards:** The development standards for the O-I district are contained in Table 1 at the end of this report. The existing structures on site meet O-I dimensional standards.

- c. **Proposed Uses:** The use matrix for the O-I district is contained in the attached table (Table 3). Permitted uses within the O-I district include, but are not limited to, banks and offices, medical clinics, veterinary facilities, personal service shops, and funeral homes.
6. **Land Use Element:** The Chatham County-Savannah Comprehensive Plan Future Land Use Map (FLUM) designates the subject property as Commercial – Neighborhood, which is defined as, “*nodal and strip business areas that are within predominately residential areas and are developed at a scale and intensity compatible with adjacent residential uses.*” As the O-I district is intended to serve as a transitional district between intense commercial areas and residential areas, the proposed rezoning is consistent with the FLUM designation. The O-I district along this portion of Skidaway is appropriate given the commercial uses to the north and residential/institutional uses to the south and west.
7. **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
8. **Transportation Network:** The Georgia Department of Transportation classifies this portion of Skidaway Rd. as a minor arterial with an average annual daily traffic count of approximately 14,000 vehicles per day.

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. 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 subject property abuts commercial uses to the north and institutional and residential uses to the south and west. Given that the intent of the O-I (Office-Institutional) district is to provide for suitable transitions between commercial and residential areas, the MPC is in favor of the proposed rezoning. Further, the proposed O-I district is consistent with the FLUM designation (Commercial – Neighborhood) for the property. The MPC recommends **approval** of the proposed rezoning from R-6 to O-I. While the petitioner intends to construct a medical office on-site, City Council should become familiar with the entire list of O-I permitted uses as outlined in Table 3 (attached).

RECOMMENDATION: The Metropolitan Planning Commission **recommends approval** of the proposed rezoning from R-6 (One-Family Residential) to O-I (Office-Institutional).

Table 1: Comparison of Development Standards for the Existing R-6 District and Proposed O-I District		
	R-6	O-I
Minimum Lot Area	6,000 sq. ft.	--
Minimum Lot Width	60 ft.	--
Front Yard Setback	Skidaway Rd.: 70 ft. from Centerline	Skidaway Rd.: 40 ft. from Centerline
Minimum Side Yard Setback	5 ft.	--
Minimum Rear Yard Setback	25 ft.	--
Maximum Height	50 ft.	40 ft.
Maximum Building Coverage	30%	--
Maximum Density	6 units/net acre	--