



**METROPOLITAN PLANNING COMMISSION**

*"Planning the Future - Respecting the Past"*

M E M O R A N D U M

**DATE:** November 2, 2021  
**TO:** THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH  
**FROM:** METROPOLITAN PLANNING COMMISSION  
**SUBJECT:** MPC RECOMMENDATION

**PETITION REFERENCED:**

**Petitioner:** Rebecca Holcombe

**Owner:** Jaki Gatch

**Aldermanic District:** 3, Alderwoman Linda Wilder-Bryan

**County Commission District:** 2, Commissioner Larry "Gator" Rivers

**Neighborhood/Subdivision:** Forest Park

**Current Zoning District:** Residential Single Family, RSF-10

**Future Land Use (FLU):** Residential Suburban Single Family

**Requested Zoning District:** Office - Institutional, O-I

**File No.** 21-004900-ZA

**Location:** 5313 Skidaway Road

**PIN:** 2012202021 Acreage: .35

**MPC ACTION:**

**Approval** of the O-I-T (Office Institutional - Transition) zoning district subject to conditions.

**MPC STAFF RECOMMENDATION:**

**Denial** of the O-I (Office - Institutional) zoning district.

**MEMBERS PRESENT:** 9 + Chairman

Joseph Welch, -Chairman  
Laureen Boles  
Travis Coles  
Elizabeth Epstein  
Karen Jarrett  
Ruel Joyner  
Jay Melder  
Wayne Noha  
Lee Smith  
Dwayne Stephens

**PLANNING COMMISSION VOTE:** Approve Staff Recommendation (10-0)

| <b>APPROVAL<br/>Votes: 10</b>  | <b>DENIAL<br/>Votes: 0</b> | <b>ABSENT</b>                         |
|--|----------------------------|---------------------------------------|
| Welch<br>Boles<br>Coles<br>Epstein<br>Jarrett<br>Joyner<br>Melder<br>Noha<br>Stephens<br>Smith |                            | Woiwode<br>Parker<br>Ervin<br>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  
Beth Barnes, Department of Inspections



# CHATHAM COUNTY-SAVANNAH METROPLITAN PLANNING COMMISSION

*"Planning the Future, Respecting the Past"*

## STAFF REPORT

File No. 21-004900-ZA

Location: 5313 Skidaway Road

PIN: 2012202021      Acreage: .35

Prepared by Marcus Lotson, Director



**Petitioner:** Rebecca Holcombe

**Owner:** Jaki Gatch

**Aldermanic District:** 3, Alderwoman Linda Wilder-Bryan

**County Commission District:** 2, Commissioner Larry "Gator" Rivers

**Neighborhood/Subdivision:** Forest Park

**Current Zoning District:** Residential Single Family, RSF-10

**Future Land Use (FLU):** Residential Suburban Single Family

**Requested Zoning District:** Office - Institutional, O-I

### Request

The petitioner is requesting to rezone the subject property from RSF-10 (Single Family Residential) to O-I (Office – Institutional). The stated purpose of the rezoning is to convert the existing building into an office for use by the applicant.

### 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 on site. Staff received one letter of opposition (attached) from the property owner at 2035 East DeRenne Avenue. This is the first residence on the south side of DeRenne Avenue west of Skidaway Road.

## 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           | Residential     | RSF-10             |
| East            | Retail          | B-C                |
| South           | Church          | RSF-10             |
| West            | Residential     | RSF-10             |

The subject site is at the northwest corner of the intersection of two arterial streets, DeRenne Avenue and Skidaway Road. The corner lots off the intersecting streets are developed with retail, personal service shops, and institutional uses. While there are residences that abut Skidaway Road and DeRenne Avenue in the general vicinity, the subject property is the only residence at this intersection. 5313 Skidaway Road is a part of the Forest Park (formerly Forest Hills) neighborhood. The neighborhood extends from Skidaway Road to the Truman Parkway and consists largely of single-family residences but does include Jenkins High School, Low Elementary School, and a small number of



other non-residential uses. On Skidaway Road, there are examples of former residences that have converted into nonresidential uses including daycares, a hair salon, medical service, and a tennis academy. Non-residential uses are not as prevalent on DeRenne east of the Truman Parkway (*see attached document*). Often, increased vehicular traffic in close proximity to single family residential uses, result in increased redevelopment pressure for the conversion of homes into non-residential uses. That pattern is present but not significant, along DeRenne Avenue and Skidaway Road.

## **Impact and Suitability**

### **Public Utilities**

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

### **Transportation and Transit**

The property abuts Skidaway Road and DeRenne Avenue. Both roadways support approximately 13,000 vehicle trips per day. Access to the subject property is via an existing residential driveway on Skidaway Road, approximately 45 feet from the crosswalk at the intersection of Skidaway and DeRenne. There is currently no vehicular access to DeRenne Avenue. The applicant met with City of Savannah Traffic Engineering who recommended that an additional access point be added at DeRenne Avenue if the property is redeveloped for a non-residential use. The ability to establish adequate ingress / egress and off-street parking is a concern of staff. The structure is approximately 1,100 square feet which would require four (4) off-street parking spaces.

### **Community Development**

There are numerous examples of residential properties that abut arterial streets and experience redevelopment pressure because of these traffic impacts. Nearby examples are identified on the attached documents. These examples are different from the subject property in that they are not at the intersection of two arterial streets. Although it is feasible to use the property as it has been used historically, it may be able to accommodate small scale non-residential uses. In terms of community development, a preferred outcome would be for several parcels to be included in the redevelopment of that corner of the intersection.

## **Future Land Use**

The Comprehensive Plan Future Land Use Map designates the subject property as Residential Suburban Single-Family. The Comprehensive Plan defines the category as an "Area identified for single-family detached residential dwellings at a density not to exceed five (5) units per gross acre." As the Comprehensive Plan update process continues, the DeRenne Avenue and Skidaway Road corridors are areas that may require additional study based on some changing patterns.

### **Existing Residential Single-Family (RSF-10) District:**

- ***Intent of the RSF-10 District:*** "The Residential Single-family-10 district is established to allow single-family detached development and a limited number of nonresidential uses that are compatible with single-family residential uses."
- ***Allowed Uses:*** Allowed uses in the RSF-10 district are listed in Table 1 of this report.

- **Development Standards:** The development standards are listed in Table 2 of this report.

### **Office – Institutional (O-I) District:**

- **Intent of the O-I District:** “The Office and Institutional (“OI”) district is established to allow office uses as well as a limited number of other uses that are compatible with an office environment. The OI district is intended to be located in close proximity to Nonresidential districts and may be used as a transition between such areas and Residential districts.”
- **Allowed Uses:** Allowed uses in the O-I 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:** While the range of uses permitted in the O-I district are broader than that of the current zoning, only a few of these uses are truly feasible due to the size of the property. Other than the proposed office use, some uses permitted in O-I which could feasibly be established would include Indoor Animal Services, Personal Service Shops, Repair Oriented Services, Catering Establishments, and Instructional Studios. While certain more intense uses are permitted in the district such as Event Venues, Banks, and Pharmacy’s, these are unlikely to occur due to property constraints.

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

**MPC Comment:** The proposed zoning does not appear to address a specific need other than providing additional inventory of office space.

#### b. Compatibility

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

**MPC Comment:** Both adjacent parcels are developed with residential structures. The property at 5309 Skidaway had been used as a daycare in the past but appears to be vacant currently. The property at 2056 East DeRenne appears to be used as a residence currently. The proposed zoning is not likely to affect the usability of these 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 not compatible with the present zoning pattern of immediately adjacent properties or the Forest Park neighborhood. However, there is substantial office and commercial development in the general 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 Skidaway Road and DeRenne Avenue corridors carry a significant amount of vehicular traffic in this area. This makes it more likely that redevelopment pressures will continue for certain properties. While the subject property can continue to operate as a residence, when considering highest and best use, the proposed zoning could be considered appropriate. And the fact that traffic at this intersection is not likely to decrease could give support for the zoning proposal.

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:** The zoning proposal does not conform with the Comprehensive Plan. However, the Comprehensive Plan and Future Land Use Map are in the process of being updated and these updates may include recommended changes with respect to the subject property.

d. Reasonable Use

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

**MPC Comment:** The subject property can continue to be used as a single-family home.

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**

Within the Office uses of the Zoning Ordinance there are three categories, OI-T (Office Institutional-Transition) O-I (Office Institutional) and OI-E (Office – Institutional – Extend). Each with an increased level of intensity and corresponding development standards. The intent statement of the O-I zoning district indicates that it is established to allow uses that are compatible with an office environment. The subject property would represent an isolated example of office use as it relates to the properties most immediately adjacent.

The OI-T district allows fewer non-residential uses and is intended to "...facilitate the orderly transition of properties originally developed for residential use to limited nonresidential uses. These properties are located in areas where increased automobile traffic, road widening or other factors have diminished residential viability, resulting in the need for a transitional area to buffer surrounding residential properties." If a zoning change is recommended, the OI-T district would be a more compatible option. In addition, single family residential is a permitted use in the OI-T district which would allow the property to remain conforming should it not be converted to an office.

The OI-E district is reserved for major complexes such as hospitals, universities, and office parks.

The subject property is in an area that is developed with a mix of institutional, office, retail, and residential uses. Skidaway Road and DeRenne Avenue are two of the primary thoroughfares to reach the islands, southside Savannah, hospitals, shopping, Truman Parkway and other destinations throughout Chatham County and Savannah. There are many examples of residential conversion in the area and on similarly trafficked roadways such as Montgomery Crossroads, Waters Avenue and White Bluff Road.

## **Recommendation**

Based upon the character of the area surrounding the subject property, as well as the review criteria; The Planning Commission recommends denial of the O-I (Office – Institutional) zoning district and approval of the OI-T (Office Institutional - Transition) zoning district subject to the following conditions:

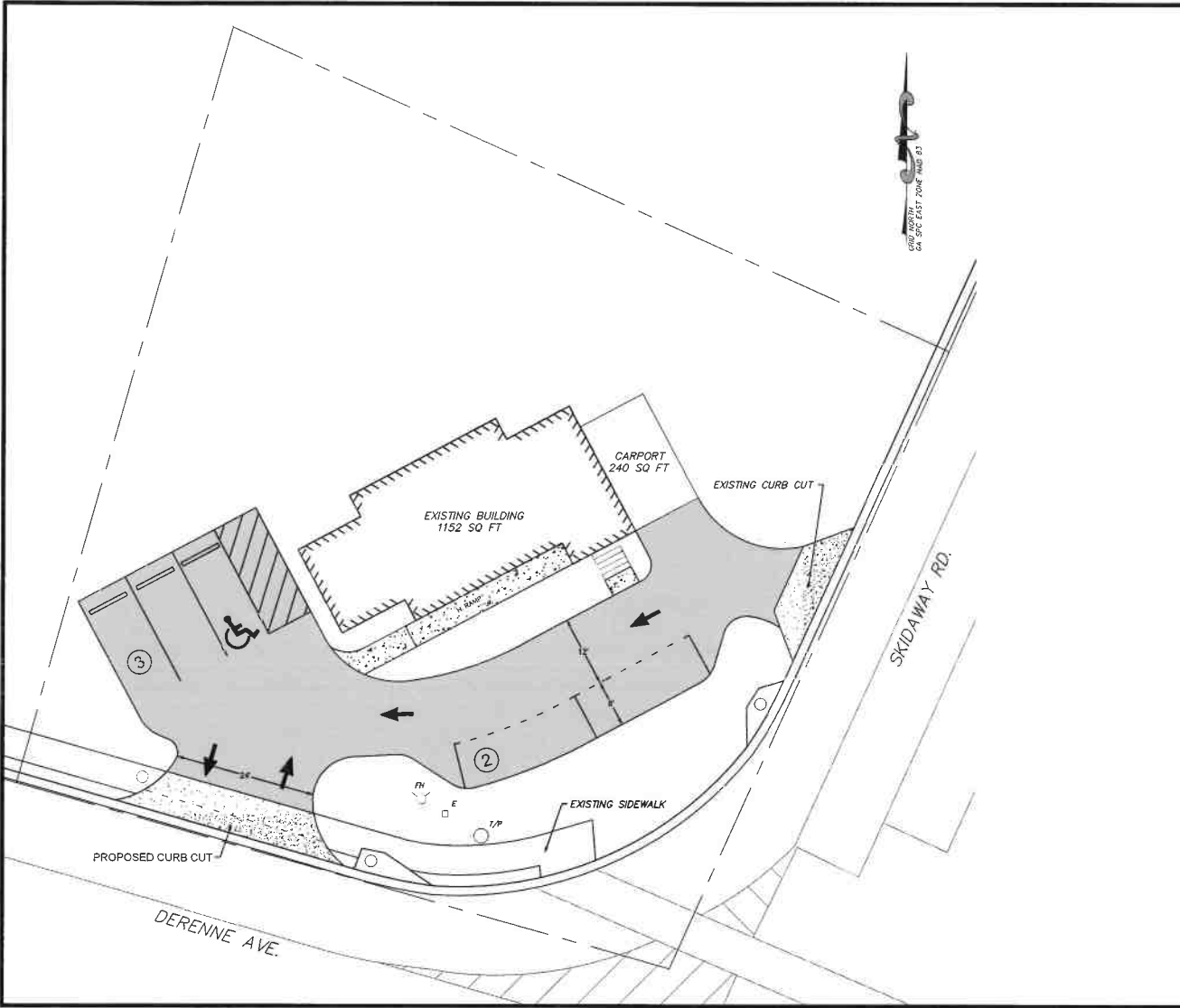
1. Final approval of vehicular access plan by the City of Savannah Traffic Engineer.
2. Erection of a 6-foot privacy fence where the subject property abuts another residentially zoned property.







01/20/21 11:07:38 2000AWAY 07/02/2021 10:31 AM



| NO. | BY | DATE |
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| <b>EMC ENGINEERING SERVICES, INC.</b><br>10 CHATEAU SQUARE, SUITE 100<br>SAVANNAH, GA 31406<br>TEL: (912) 226-5999<br>FAX: (912) 226-5999<br>WWW.EMCSVCS.COM |  |
| ALBANY • ATLANTA • AUGUSTA • BRUNSWICK<br>THOMASTON • VALDOSTA • WAINWRIGHT SCORSE   |  |

|   |
|---|
| <b>REZONING EXHIBIT</b><br><b>SKIDAWAY ROAD OFFICE</b><br>DRIVEWAY CONCEPT<br>SAVANNAH, CHATAM COUNTY, GA<br>Prepared for:<br><b>JAKI W. PETREA</b> |
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|   |
|---|
| PROJECT NO.: 21-0138<br>DRAWN BY: KPL<br>DESIGNED BY: DMF<br>SURVEYED BY: N/A<br>SURVEY DATE: N/A<br>CHECKED BY: DMF<br>SCALE: 1" = 10'<br>DATE: 10/28/21 |
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|                           |
|---------------------------|
| SHEET<br><b>1</b><br>OF 1 |
|---------------------------|

ORDINANCE  
To Be Entitled

AN ORDINANCE TO REZONE CERTAIN PROPERTY FROM THE RSF-10 (SINGLE FAMILY RESIDENTIAL) ZONING CLASSIFICATION TO THE OI-T (OFFICE INSTITUTIONAL - TRANSITION) 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-10 zoning classification to an OI-TI zoning classification:

Beginning from a point [X: 994464.025141 & Y: 736157.325232], located at the approximate intersection of the centerlines of DeRenne Avenue & Skidaway Road, said point being, THE POINT OF BEGINNING

Thence proceeding in a NW direction along the approximate centerline of DeRenne Avenue for an estimated distance of 139.1 ft. to a point,

Thence proceeding in a NE direction [N 15-50-26 E] along a line for an estimated distance of 163.9 ft. to a point,

Thence proceeding in a SE direction [S 65-43-45 E] along a line for an estimated distance of 159.7 ft. to a point, said point being located along the approximate centerline of Skidaway Road,

Thence proceeding in a SW direction along the approximate centerline of Skidaway Road for an estimated distance of 142.5 ft. to a point, [X: 994464.025141 & Y: 736157.325232], said point being, THE POINT OF BEGINNING.

SECTION 2: That the requirements of Section 3.2 of the Zoning Ordinance adopted July 18<sup>th</sup>, 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.

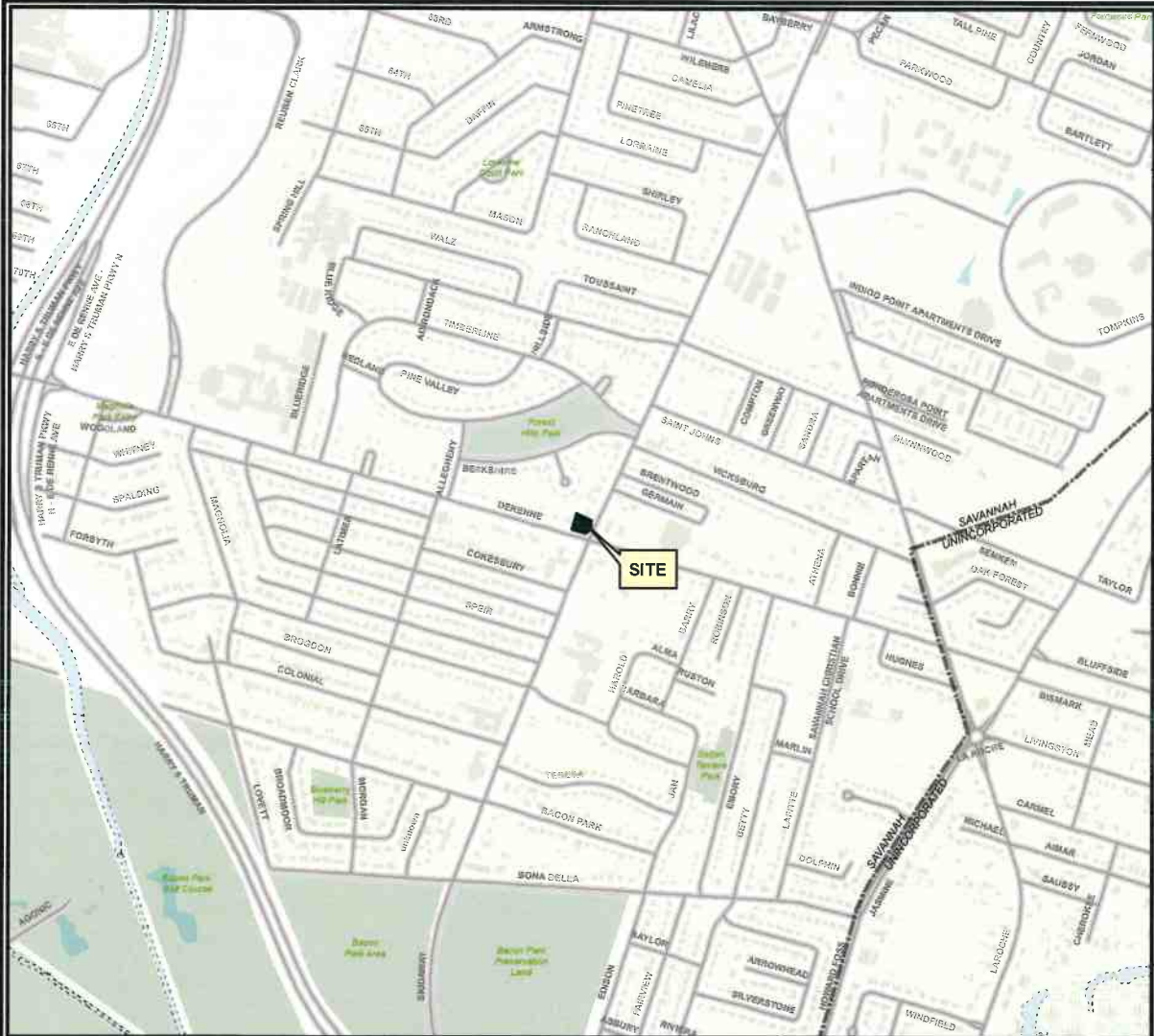
ADOPTED AND APPROVED: \_\_\_\_\_ 2021.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CLERK OF COUNCIL  
FILE NO.: FILE # 21-004900-ZA





# VICINITY MAP

21-004900-ZA  
 5313 Skidaway Rd.  
 Savannah, Ga  
 Aldermanic District: 3 - Wilder-Bryan  
 Commission District: 2 - Rivers  
 Neighborhood: See Map  
 Property / PIN(s): See Map

**SITE**

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.

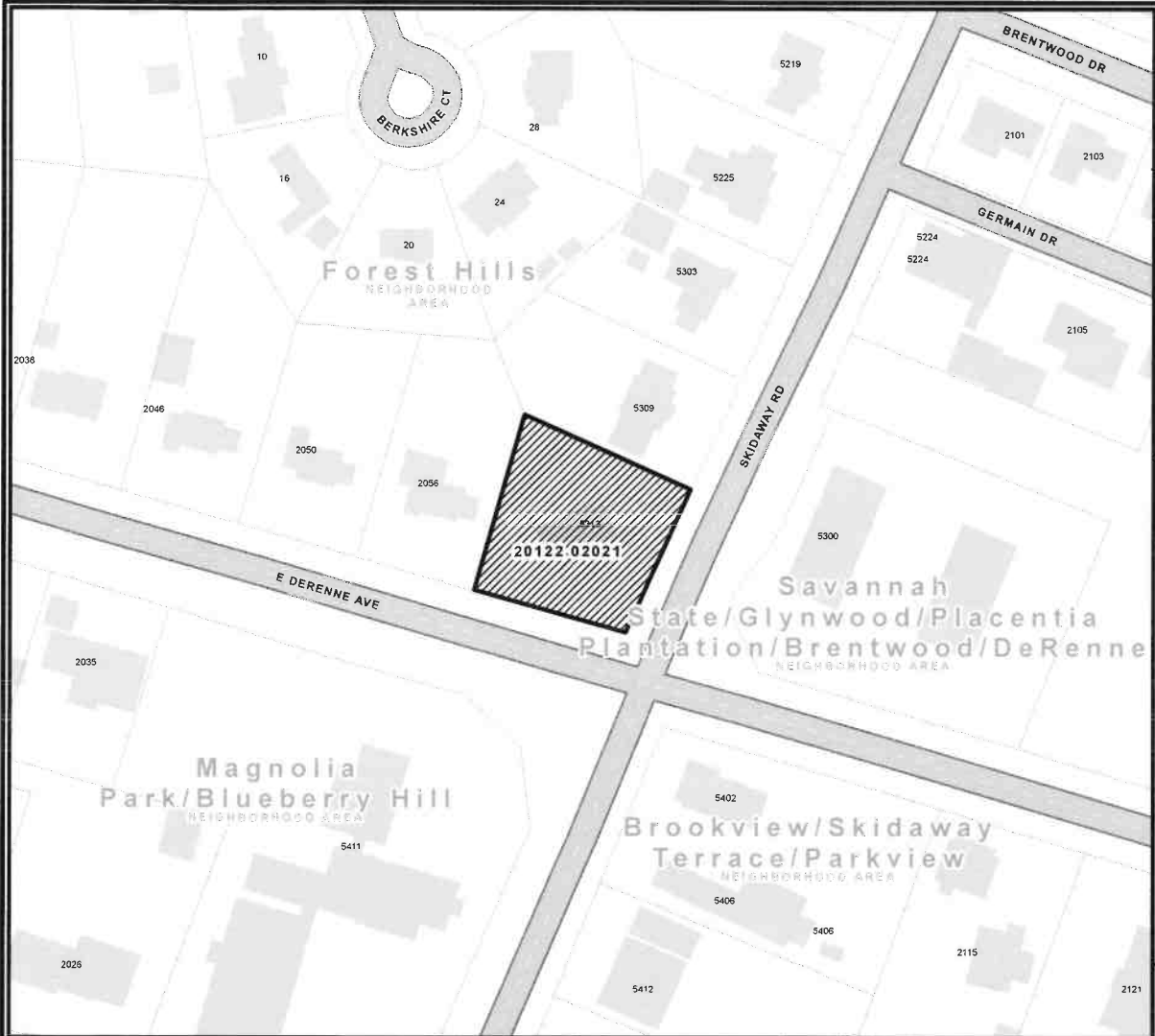


1 inch = 1,000 feet



Date: 8/27/2021

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



# TAX MAP

21-004900-ZA  
 5313 Skidaway Rd.  
 Savannah, Ga  
 Aldermanic District: 3 - Wilder-Bryan  
 Commission District: 2 - Rivers  
 Neighborhood: See Map  
 Property / PIN(s): See Map

20122 02021

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 = 100 feet



Date: 8/27/2021

CHATHAM COUNTY - SAVANNAH  
**METROPOLITAN PLANNING COMMISSION**  
 310 E. STATE ST. SAVANNAH, GA 31412-8245 PHONE 912-651-1440



# ZONING MAP

21-004900-ZA  
 5313 Skidaway Rd.  
 Savannah, Ga  
 Aldermanic District: 3 - Wilder-Bryan  
 Commission District: 2 - Rivers  
 Neighborhood: See Map  
 Property / PIN(s): See Map  
 Current property zoning(s) is primarily RSF-10  
 Proposed property zoning: OI  
 City of Savannah NewZo Zoning When Applicable

 ZONING

Date: 8/27/2021



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

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1 inch = 100 feet





# AERIAL MAP

21-004900-ZA  
5313 Skidaway Rd.  
Savannah, Ga  
Aldermanic District: 3 - Wilder-Bryan  
Commission District: 2 - Rivers  
Neighborhood: See Map  
Property / PIN(s): See Map

20122 02021

Date: 9/27/2021

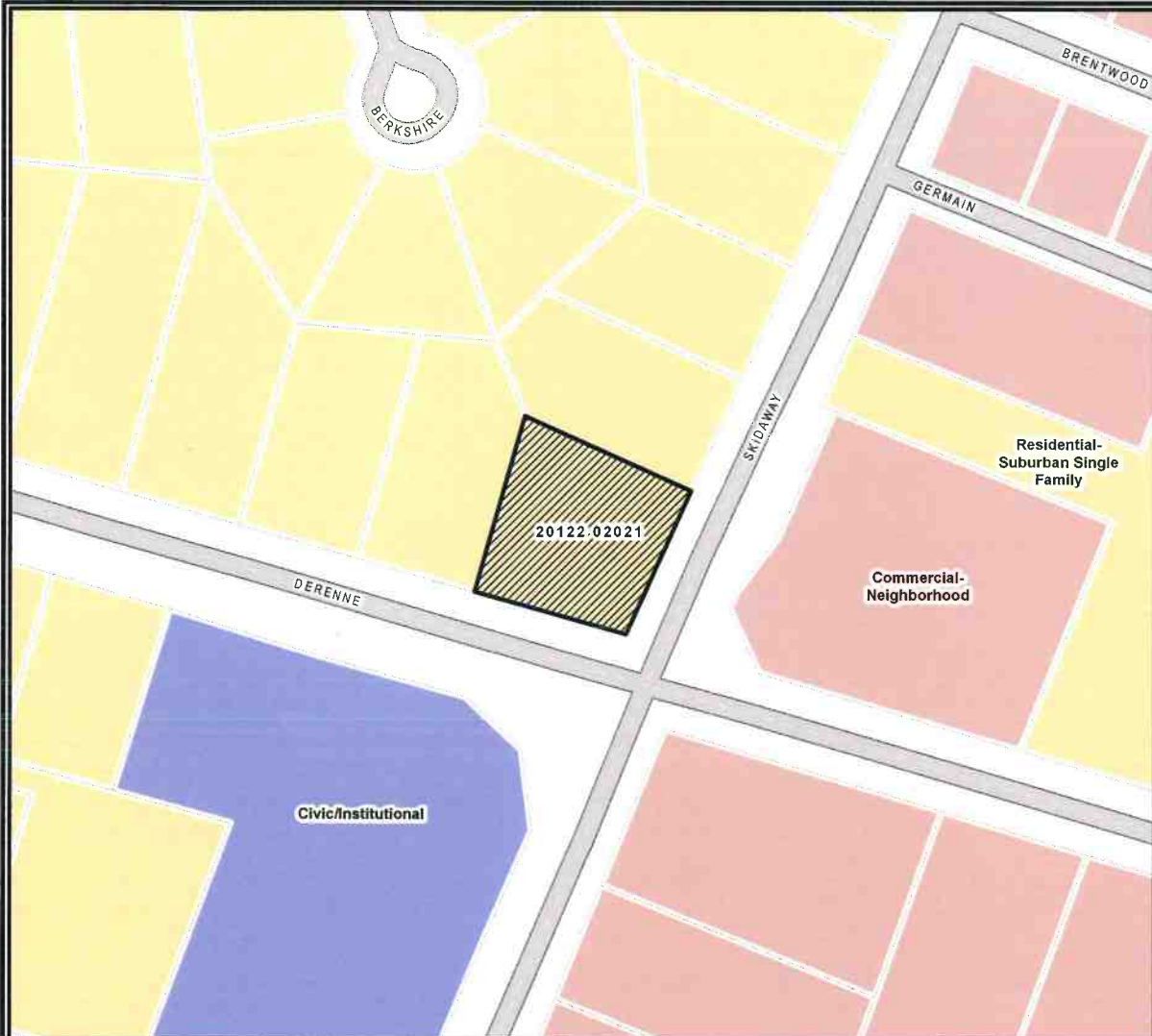


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1 inch = 100 feet

CHATHAM COUNTY SAVANNAH  
METROPOLITAN PLANNING COMMISSION  
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# FUTURE LAND USE

21-004900-ZA  
 5313 Skidaway Rd.  
 Savannah, Ga  
 Aldermanic District: 3 - Wilder-Bryan  
 Commission District: 2 - Rivers  
 Neighborhood: See Map  
 Property / PIN(s): See Map

- Commercial- Neighborhood
- Residential- Suburban Single Family
- Civic/Institutional

Date: 8/27/2021

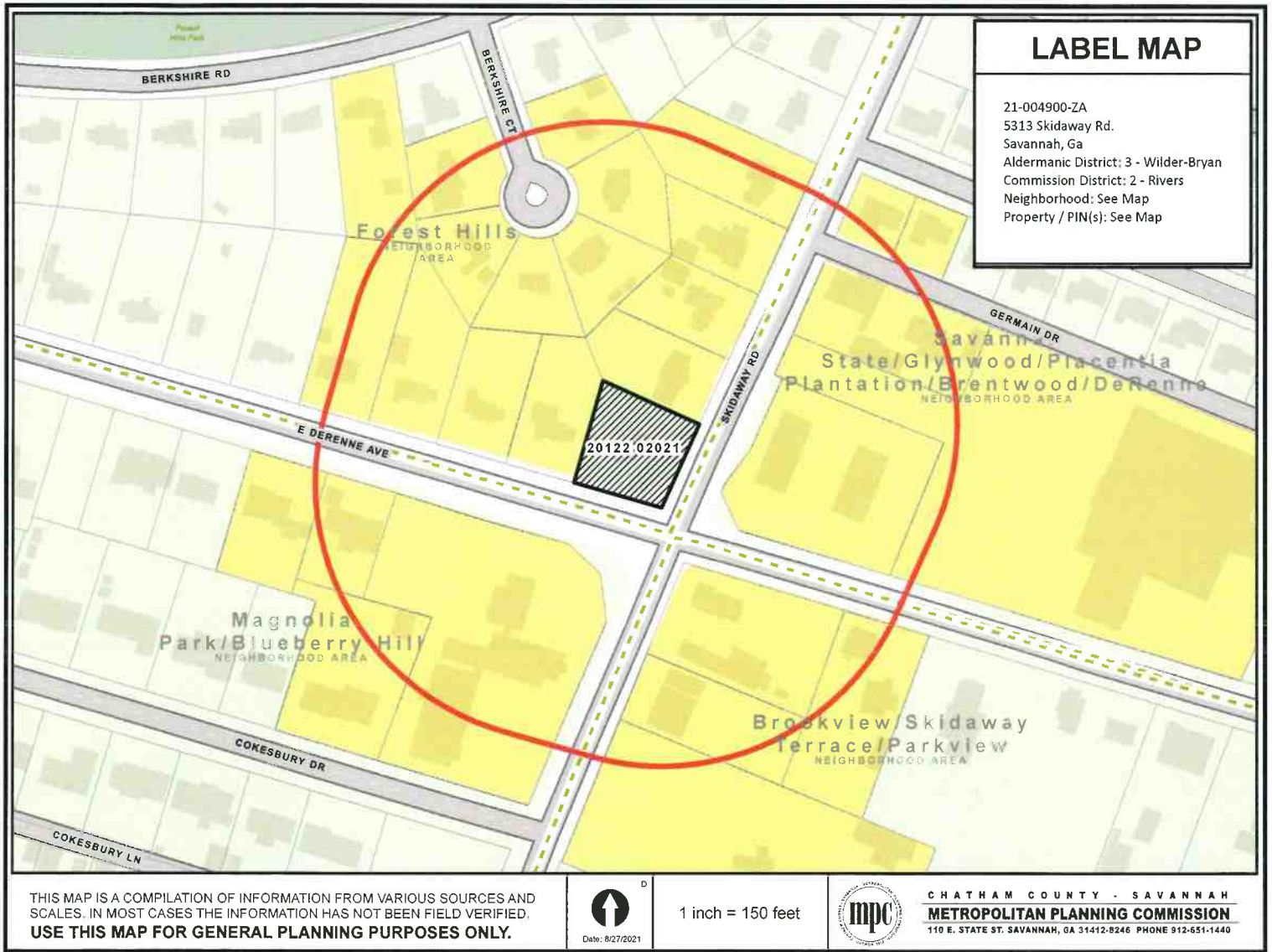


CHATHAM COUNTY SAVANNAH  
**METROPOLITAN PLANNING COMMISSION**  
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1 inch = 100 feet



### LABEL MAP

21-004900-ZA  
 5313 Skidaway Rd.  
 Savannah, Ga  
 Aldermanic District: 3 - Wilder-Bryan  
 Commission District: 2 - Rivers  
 Neighborhood: See Map  
 Property / PIN(s): See Map

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Date: 8/27/2021

1 inch = 150 feet



CHATHAM COUNTY - SAVANNAH  
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