




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: APRIL 3, 2018  
TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH  
FROM: METROPOLITAN PLANNING COMMISSION   
SUBJECT: MPC RECOMMENDATION

**PETITION REFERENCED:**

Harold Yellin as Agent for Colleen Smith  
5715 Skidaway Road  
Aldermanic District: John Hall (District 3)  
County Commission District: Helen L. Stone (District 1)  
Property Identification Number: 2-0141-05-005  
File No. 18-001339-ZA

**MPC ACTION:**

**Approval** of the petitioner's request to allow an Inn (9b) as a Special Use for property located at 5715 Skidaway Road.

**MPC STAFF RECOMMENDATION:**

**Approval** of the petitioner's request to allow an Inn (9b) as a Special Use for property located at 5715 Skidaway Road.

**MEMBERS PRESENT:** 10 + Chairman

Joseph Ervin, Chairman	Linder Suthers
Thomas Branch	Joseph Welch
Travis Coles	Tom Woiwode
Ellis Cook	
Roberto Hernandez	
Karen Jarrett	
Tanya Milton	
Lee Smith	

**PLANNING COMMISSION VOTE:** Approve Staff Recommendation (11-0)

<b>APPROVAL</b> Votes: 11	<b>DENIAL</b> Votes: 0	<b>ABSENT</b>
Ervin Branch Cook Coles Hernandez Jarrett Milton Smith Suthers Welch Woiwode		Manigault


Respectfully submitted,

  
Melony West  
Interim 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

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### April 3, 2018 Regular MPC Meeting

#### **Title**

D8 - SPECIAL USE | Harold Yellin as Agent for Colleen Smith | Request for Special Use 9b (Inn) | 5715 Skidaway Road | 18-001339-ZA

#### **Description**

The petitioner, Harold Yellin as Agent for Colleen Smith, is requesting approval of Special Use 9b (Inn) within a PUD-IS (Planned Unit Development-Institutional) zoning district for property located at 5715 Skidaway Road.

#### **Recommendation**

MPC Staff recommends **approval** of the petitioner's request to allow an Inn (9b) as a Special Use for property located at 5715 Skidaway Road.

#### **Contact**

#### **Financial Impact**

#### **Review Comments**

#### **Attachments**

- 📎 [Maps and Images 1339.pdf](#)
- 📎 [Sec. 8-3039 PUD-IS.pdf](#)
- 📎 [Staff Report-18-001339-ZA-MAP.pdf](#)



C H A T H A M C O U N T Y - S A V A N N A H

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## METROPOLITAN PLANNING COMMISSION

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M E M O R A N D U M

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**TO:** The Mayor and Aldermen

**FROM:** The Planning Commission

**DATE:** April 3, 2018

**SUBJECT:** Harold Yellin as Agent for Colleen Smith  
5715 Skidaway Road  
Aldermanic District: John Hall (District 3)  
County Commission District: Helen L. Stone (District 1)  
Property Identification Number: 2-0141-05-005  
File No. 18-001339-ZA

**Issue:**

The petitioner, Harold Yellin as Agent for Colleen Smith, is requesting approval of Special Use 9b (Inn) within a PUD-IS (Planned Unit Development-Institutional) zoning district for property located at 5715 Skidaway Road.

**Background:**

The subject property is located in the Magnolia Park/Blueberry Hill neighborhood and is on the west side of Skidaway Road between Bacon Park Drive and Bonna Bella Avenue. The property consists of 4.99 acres of land and contains a former personal care home for the elderly known as Cohen's Retreat which was constructed in 1933 as a retirement home for men. Along with a main building, which currently operates as a restaurant and art gallery, eight duplex units are located behind the building as long-term rental units.

The petitioner wishes to continue using the main building as a restaurant, event space and art gallery open to the public whereas the duplexes would become individual cottages for the proposed inn. The number of rooms would not exceed 15, which is a condition for Use 9(b), and would be available for short-term lodging rentals. No rooms are proposed to be located within the main building.

Since the proposed use is not allowed within the PUD-IS district as a matter of right, the use must be recognized as a Special Use. A Special Use requires approval of the Mayor and Aldermen, subject to Sections 8-3163(b) and 8-3039(b)(5) of the Savannah Zoning Ordinance.

**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 Special Use and a public notice sign was posted on the site on March 16, 2018.]
2. **Existing Zoning and Development Pattern:** A majority of the properties that front Skidaway Road between Bacon Park Drive and Bonna Bella Drive consist of nonresidential land uses. They include the subject property, two office uses, and a commercial center (Bacon Park Plaza). While the surrounding neighborhood is predominantly single family residential, other nonresidential uses exist, including a church and day care center to the north, a recreational sports complex to the south, and other uses as previously described across Skidaway Road.

<b><u>Location</u></b>	<b><u>Land Use</u></b>	<b><u>Zoning</u></b>
North	Bacon Park Drive / Church	R-6
South	Bonna Bella Drive / Scarborough Sports Complex	R-6
East	Skidaway Road / Office and Commercial / Residential	P-R-T[1] / R-6 / B-N
West	Single Family Residential	R-6

[1] Planed Residential Transition

3. **Existing PUD-IS Zoning District:**
  - a. **Intent of the PUD-IS District:** Section 8-3039 states, “Under this district, institutional, professional, or office developments, and residential townhouses and/or condominium units, shall be permitted on a lot or tract of land consisting of three acres or more”. Typically, the PUD-IS district is established as a transitional zone between more residential uses and commercial uses.
  - b. **Allowed Uses:** The following uses are permitted:
    - i. *Cultural facilities.* Art galleries; museums, legitimate theaters; libraries; churches; schools, public or private (K-12); and other uses

similar in character to those listed.

- ii. *Offices of health services/practitioners.* Hospitals, physicians, surgeons, dentists and dental surgeons, osteopathic physicians, chiropractors, and other licensed practitioners similar to those listed.
  - iii. *Health service clinic.* Including a pharmacy as an accessory use.
  - iv. *General office uses.* Sales representatives, legal service, engineering and architectural, accounting, auditing, bookkeeping, finance, real estate, insurance, and others similar in character to those listed.
  - v. *Other uses.* As approved by the Mayor and Aldermen. A request for a special use shall follow the procedure for a map amendment in accordance with section 8-3182. Review criteria shall be in accordance with section 8-3163(b), provided, however, that the required findings shall be made by the MPC and the mayor and aldermen.
  - vi. *Townhouse and/or condominium units.* At a maximum density of not greater than 15 units per net acre.
  - vii. *Accessory and incidental uses.* Accessory eating and drinking facilities and other necessary incidental uses associated with allowed principal uses when approved as part of a site plan review. Such incidental uses may include the serving of meals and beverages when such services are restricted to registered occupants of the facility and to their guests and are not available or for sale to the general public.
4. **Proposed Use 9b (Inn):** According to Section 8-3002 of the Savannah Zoning Ordinance, an Inn use is described as “A lodging establishment providing bedrooms and meals to transient guests which contains not more than 15 bedrooms or suites”. The petitioner proposes to convert the duplex rental units into cottage rooms for the proposed inn. The number of rooms is not to exceed 15 and no rooms are proposed to be located in the main building.
  5. **Land Use Element:** The Chatham County-Savannah Comprehensive Plan Future Land Use Map designates the subject property as Commercial-Neighborhood. The Comprehensive Plan identifies this particular land use classification as appropriate for allowing, “Retail, service, office, and institutional uses. Commercial uses should be limited to those uses that are readily compatible with nearby residential areas”. The proposed use would be compatible with the existing land use classification.
  6. **Public Services and Facilities:** The property is served by the Savannah Police

Department (Eastside Precinct), Fire and Emergency Services and by City of Savannah water and sanitary sewer.

7. **Transportation Network:** The property is accessed by two driveways on Skidaway Road, one driveway on Bacon Park Drive, and one driveway on Bonna Bella Drive.

### **SUMMARY OF FINDINGS**

1. *The proposed use does not affect adversely the general plans for the physical development of the city, as embodied in this chapter, and in any master plan or portion thereof adopted by the mayor and aldermen.*  
Yes \_\_\_ No X

**The proposed use (Inn) will not affect adversely the general plans for the physical development of the city and is in keeping with the character of the neighborhood especially between Bonna Bella Avenue and Bacon Park Drive.**

2. *The proposed use will not be contrary to the purposes stated for this chapter.*  
Yes \_\_\_ No X

**The proposed use will not be contrary to the purposes stated for this chapter.**

3. *The proposed use will not affect adversely the health and safety of residents and workers in the city.*  
Yes \_\_\_ No X

**The proposed use will not adversely affect the health and safety of residents and workers in the city. The current operations of the site will remain similar to what is proposed.**

4. *The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood.*  
Yes \_\_\_ No X

**The proposed use will not be detrimental to the use of adjacent properties. There are other nonresidential uses located within the neighborhood especially along Skidaway Road between Bonna Bella Avenue and Bacon Park Drive.**

5. *The proposed use will not be affected adversely by the existing uses.*

Yes \_\_\_ No X

**The proposed use will not be affected adversely by the existing uses.**

6. *The proposed use will be placed on a lot of sufficient size to satisfy the space requirements of such use.*

Yes \_\_\_ No X

**The proposed use will be placed on a lot of sufficient size to satisfy the space requirements of such use. The site consists of approximately 5 acres.**

7. *The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use such facility, vehicular movement, noise or fume generation or type of physical activity.*

Yes \_\_\_ No X

**The proposed use will not constitute a nuisance or hazard to surrounding properties other than what is currently operating on the site.**

8. *The standards set forth for each particular use for which a permit may be granted have been met.*

Yes \_\_\_ No X

**The standards set forth for the particular use have been met.**

**POLICY ANALYSIS:**

The proposed Special Use (Inn) meets all of the criteria set forth in the Zoning Ordinance Section 8-3163(b) to recommend approval. The proposed use will not expand on the existing building footprint, nor is the amount of traffic anticipated for the use expected to increase more than what currently exists on the site.

The proposed use is also in keeping with the character of the Commercial-Neighborhood land use classification of the Comprehensive Plan.



**RECOMMENDATION:**

MPC Staff recommends **approval** of the petitioner's request to allow an Inn (9b) as a Special Use for property located at 5715 Skidaway Road.

**ALTERNATIVES:**

1. Approve staff's recommendation.
2. Deny the petitioner's request.
3. Deny the petitioner's request and approve an alternative.