



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: OCTOBER 9, 2018

TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH

FROM: METROPOLITAN PLANNING COMMISSION

SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

Joshua 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. 18-004741-ZA

MPC ACTION:

Approval to City Council of the revised special use conditions for Cohen's Retreat, contingent upon the removal of the proposed signage amendments to condition #20.

MPC STAFF RECOMMENDATION:

Approval to City Council of the revised special use conditions for Cohen's Retreat, contingent upon the removal of the proposed signage amendments to condition #20.

MEMBERS PRESENT: 10 + Chairman

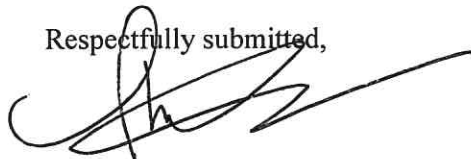
Joseph Ervin, Chairman
Thomas Branch
Travis Coles
Roberto Hernandez
Karen Jarrett
Lacy Manigault
Tanya Milton
Eula Parker

Lee Smith
Linder Suthers
Tom Woiwode

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

APPROVAL Votes: 11	DENIAL Votes: 0	ABSENT
Ervin Branch Coles Hernandez Jarrett Manigault Milton Parker Smith Suthers Woiwode		Cook Noha 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

October 9, 2018 Regular MPC Meeting

Title

SPECIAL USE AMENDMENT | Josh Yellin as agent for HTIMS, LLC | Amendment to Special Use Conditions | 5715 Skidaway Road | 4741-ZA

Description

The petitioner, Josh Yellin as agent for Colleen Smith, HTIMS LLC, is requesting amendments to the conditions associated with the approved special uses located at Cohen's Retreat, 5715 Skidaway Rd. The amended conditions would permit a 72 sq. ft. sign to be attached to the existing iron fence and the construction of a 20' x 30' pavilion to house a portion of the historic Blarney Stone.

Recommendation

MPC Staff recommends that the MPC **postpone** action on the amended special use conditions to allow the petitioner to respond to the following comment:

1. Submit detailed signage plan illustrating sign dimensions and materials.

Contact

Financial Impact

Review Comments

Attachments

- 🔗 [OCT Staff Report-18-004747-ZA - Special Use Conditions.pdf](#)
- 🔗 [Proposed Amendments to Use Conditions 4741-ZA.pdf](#)
- 🔗 [Maps 4741.pdf](#)
- 🔗 [Aerial Map and Streeview 4741.pdf](#)
- 🔗 [Cohen's Retreat Sign.pdf](#)
- 🔗 [Site Plan](#)
- 🔗 [Blarney Stone Lighting plan.pdf](#)
- 🔗 [RE_ Blarney Stone - Special Use Condition Amend....pdf](#)
- 🔗 [Existing Use Conditions 4741-ZA.pdf](#)
- 🔗 [Cohen's Retreat - Withdraw Sign.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 Aldermen, City of Savannah

FROM: The Planning Commission

DATE: October 9th, 2018

SUBJECT: Joshua 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. 18-004741-ZA

Issue:

The petitioner, Josh Yellin as agent for Colleen Smith, is requesting amendments to the conditions associated with the approved special uses located at Cohen's Retreat, 5715 Skidaway Rd. The amended conditions would permit the construction of a 20' x 30' pavilion to house a portion of the historic Blarney Stone. The property is within the PUD-IS (Planned Unit Development – Institutional) zoning district.

Background and Petition:

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 Bona 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. The main building currently operates as a restaurant, art gallery, and inn; eight duplex units are located behind the building and are used as long and short-term rental units.

Within the PUD-IS district, any use not permitted by right may be approved as a special use by the Mayor and Aldermen. To date, the Mayor and Aldermen have approved the following uses at the subject site:

- Specialty Restaurant
- Banquet Hall
- Catering Business
- General Office Space

- Art Studio/Gallery
- Inn/Long-Term Rentals

Over the years, the Mayor and Aldermen have approved these uses with a number of use conditions. These conditions are attached to this staff report.

Addition of “Blarney Stone” Condition

The petitioner desires to construct a 20’ by 30’ (600 sq. ft.) free-standing pavilion in the northeastern portion of the site near the corner of Skidaway Road and Bacon Park Drive. The pavilion is intended to house a portion of the Irish Blarney Castle (Blarney Stone) for display. To accommodate this pavilion, the petitioner proposes the following additional condition:

An accessory structure, consisting of a 20’ x 30’ pavilion shall be permitted on-site. The pavilion shall house a portion of the Blarney Castle (“Savannah Blarney Stone”). The accessory structure and Savannah Blarney Stone shall be illuminated for viewing by patrons.

A site plan, lighting plan and construction details relating to the proposed pavilion have been provided and are attached to this report. Per the petitioner, viewing hours will be between 8 am and 10 pm.

Facts and Findings:

1. **Public Notice:** As the petition calls for amending the conditions associated with previously-approved special uses, and does not involve additional special uses, public notices were not posted or mailed.
2. **Existing Zoning and Development Pattern:** A majority of the properties that front Skidaway Road between Bacon Park Drive and Bona 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.

<u>Location</u>	<u>Land Use</u>	<u>Zoning</u>
North	Bacon Park Drive / Church	R-6
South	Bona 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] Planned 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. **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."
5. **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.
6. **Transportation Network:** The property is accessed by two driveways on Skidaway Road, one driveway on Bacon Park Drive, and one driveway on Bona Bella Drive.
7. **Historic Site and Monument Commission:** The Historic Site and Monument Commission (HSMC) reviews applications for markers, monuments and works of art erected on public property within the City of Savannah and makes recommendations to the Mayor and Aldermen. The Commission also reviews and makes decisions regarding all markers, monuments and works of art erected on private property, visible from the public right-of-way, and located within a locally-designated historic district. As the proposed blarney stone pavilion is on private property and is outside of a locally-designated historic district, HSMC review/action is not required.

POLICY ANALYSIS:

The proposed modifications would amend the conditions associated with previously-approved special uses as Cohen's Retreat. As such, MPC action shall be in the form of a recommendation to the Mayor and Aldermen.

RECOMMENDATION:

The MPC recommends that the City Council **approve** the revised special use conditions for Cohen's Retreat.