



**METROPOLITAN PLANNING COMMISSION**

*"Planning the Future - Respecting the Past"*

M E M O R A N D U M

**DATE:** January 16, 2023  
**TO:** THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH  
**FROM:** METROPOLITAN PLANNING COMMISSION  
**SUBJECT:** MPC RECOMMENDATION

**PETITION REFERENCED:**

**Petitioner:** Harold Yellin  
**Property Owner:** Community Bible Church of Savannah Inc.  
**Address:** 1206 East 68<sup>th</sup> Street & 5302 Sanders Street  
**Alderman:** District - 3 – Linda Wilder-Bryan  
**County Commission:** District - 2– Melinda Hodge  
**Property Identification Number:** 20114 11011 & 20114 11001  
**Petition File No.:** 23-005389-ZA

**MPC ACTION:**

The Planning Commission recommends **approval** of the request for a Special Use Permit with the following conditions: (1) Submission of a General Development Plan identifying any requested variances for proposed addition is presented to MPC for approval prior to issuance of development permits. (2) The Petitioner shall at the Site Plan hearing submit an overall Campus Master Plan that is reflective of the "CBC Campus" diagram provided with the Revocable License Agreement accounting for additional parking.

**MPC STAFF RECOMMENDATION:**

MPC Staff recommends **approval** of the request for a Special Use Permit with the following conditions: (1) Submission of a General Development Plan identifying any requested variances for proposed addition is presented to MPC for approval prior to issuance of development permits. (2) The Petitioner shall at the Site Plan hearing submit an overall Campus Master Plan that is reflective of the "CBC Campus" diagram provided with the Revocable License Agreement accounting for additional parking.

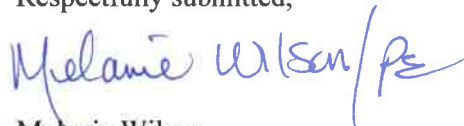
**MEMBERS PRESENT: 8**

Laureen Boles  
Travis Coles- Vice Chair  
Elizabeth Epstein  
Wayne Noha  
Michael Kaigler  
Shedrick Coleman  
Jeff Notrica  
Joseph Welch

**PLANNING COMMISSION VOTE:** Approve Staff Recommendations  
(8-0)

<b>APPROVAL Votes: 8</b>	<b>DENIAL Votes: 0</b>	<b>ABSENT</b>
Coleman Coles Epstein Boles Kaigler Noha Notrica Welch		Amick Ervin Jarrett Woiwode Stephens Melder

Respectfully submitted,



Melanie Wilson  
Executive Director

MW/sh

Enclosure

cc Mark Massey, Clerk of Council  
Lester B. Johnson, Assistant City Attorney  
Jennifer Herman, Assistant City Attorney  
Bridget Lidy, Department of Inspections



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*

**To: The Savannah City Council**

**From: The Planning Commission**

**Date: January 25, 2024**

**Subject: Special Use Request**

**Petitioner: Harold Yellin - Hunter Maclean, Agent**

**Property Owner: Community Bible Church of Savannah Inc.**

**Address: 1206 East 68<sup>th</sup> Street & 5302 Sanders Street**

**Alderman: District 3 – Alderman Linda Wilder-Bryan**

**County Commission: District 2 – Commissioner Malinda Hodge**

**Property Identification Number: 20114 11011 & 20114 11001**

**Petition File No.: 23-005389-ZA**

**REQUEST:** The petitioner requests approval of a Special Use pursuant to Section 3.10 of the Savannah Zoning Ordinance to allow places of worship within the RSF-6 zoning district. The Special Use process includes review by the Planning Commission and the Savannah City Council. Should the use be approved by the Council, a permit will be granted by the City of Savannah which will be governed by the permit enforcement criteria outlined in Article 3 of the Savannah Zoning Ordinance.

*operations (e.g., a recreational camp) are classified separately according to their respective activities..*

The applicant has provided a revocable license agreement with Memorial Health's southern side of the parcel along East 66<sup>th</sup> Street. The parking lot provides approximately 200 parking spaces. The parking lot is approximately 300-feet away from the Gardens Building office and meeting place addition. The shared parking agreement is specifically for Sundays between 7:00 a.m. until 1:00 p.m.

The properties surrounding the two subject parcels are mostly residential single-family homes next to the Community Bible Church's Gardens Building that serves for office space and a meeting place for additional programming for the adult congregants. Most surrounding properties are located within the RSF-6 zoning district (Residential Single-Family-6), O-I (Office and Institutional) zoning district and the PD-S (Planned Development) for Memorial Health.

1. **Public Notice:** Mailed notice of the Planning Commission meeting was sent to all property owners within 300-feet of the subject property, signs were posted on site and required newspaper advertisements were run. The notice included instructions on how to access the meeting over the internet.
2. **Existing Development Pattern:**

The land uses and zoning districts surrounding the subject property include:

Location	Land Use	Existing Zoning
North	Memorial Health	PD-S
South	Residential Single-Family Homes	RSF-6
East	Residential Single-Family Homes	RSF-6
West	Residential-Single-Family Homes	RSF-6

3. **General Provisions 3.10.2:**

The General Provisions for Special Uses identify the purpose of the process and are as follows:

standard may be impracticable given the growth and evolution of the church within the neighborhood. Specific variances needed to development standards can be evaluated during the site plan review process.

- c) Whether the special use is detrimental to the public interest, health, safety, welfare, function, and appearance of the adjacent uses or general vicinity by reason of any one or more of the following: the number, area, location, height, orientation, intensity (such as traffic, noise, odor, hours of operation), or relation to the neighborhood or other adjacent uses;

**Staff Comment:** The petitioner is proposing an expansion of current like operations with no significant departures from current special uses. Based on the location of the property and surrounding residential properties, Staff views this request as a change in scale of use and not a significant change in the nature of the use itself.

- d) Whether the subject property is adequate in shape and size to accommodate the Special Use;

**Staff Comment:** Where the Petitioner is unable to meet any specific development standard, variances needed can be evaluated during the site plan review process.

- e) Whether adequate public facilities are available to serve the proposed use, including, but not limited to: water; sanitary sewer; stormwater drainage facilities; public safety and emergency facilities; roadway capacity; vehicular ingress and egress; or, that the applicant will provide adequately for such services and for placement in an appropriate location.

**Staff Comment:** Adequate public facilities are available to support the proposed use.

- f) Whether the Special Use will result in the destruction, loss, or damage of any feature determined by the review authority to be of natural, cultural, scenic, or historic importance.

**Staff Comment:** There will be no loss, destruction, or damage to any item of historic importance.



**ALTERNATIVES:**

1. Approve the petitioner's request as presented or with conditions.
2. Deny the petitioner's request.

**RECOMMENDATION:** Based upon the compatibility with the Comprehensive Plan and in consideration of the criteria for Special uses; MPC Staff recommends approval of the request with the following conditions:

1. Submission of a General Development Plan identifying any requested variances for proposed additions is presented to MPC for approval prior to issuance of development permits.
2. The Petitioner shall at the Site Plan hearing submit an overall Campus Master Plan that is reflective of the "CBC Campus" diagram provided with the Revocable License Agreement accounting for additional parking.