



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:** January 17, 2023  
**TO:** THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH  
**FROM:** METROPOLITAN PLANNING COMMISSION  
**SUBJECT:** MPC RECOMMENDATION

**PETITION REFERNCED:**

**Petitioner:** Robert McCorkle, for Nicole Mason  
**Owner:** Nicole Mason  
**Aldermanic District:** 3 - Lockett  
**County Commission District:** 3 – Wilder-Bryan  
**Neighborhood/Subdivision:** Savannah State/Glynnwood  
**Current Zoning District:** RSF-6 (Residential Single Family)  
**Future Land Use (FLU) Category:** Suburban Single-Family  
**File No.** 22-005903-ZA  
**Location:** 5106 Skidaway Rd  
**PIN:** 20137 01003 **Acreage:** 1.14 acres

**MPC ACTION:**

**Approval** of the request to rezone from RSF-6 to OI.

**MPC STAFF RECOMMENDATION:**

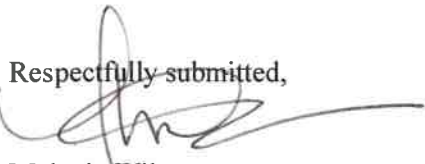
**Approval** of the request to rezone from RSF-6 to OI.

**MEMBERS PRESENT:** 10 + Chairman

Dwayne Stephens, Chairman  
Laureen Boles  
Shedrick Coleman  
Travis Coles  
Elizabeth Epstein  
Karen Jarrett  
Wayne Noha  
Jeff Notrica  
Jay Melder  
Michael Kaigler  
Tom Woiwode

**PLANNING COMMISSION VOTE:** Approves staff recommendation (11-0)

<b>APPROVAL</b> <b>Votes: 11</b>	<b>DENIAL</b> <b>Votes: 0</b>	<b>ABSENT</b>
Boles Epstein Jarrett Notrica Kaigler Melder Coles Stephens Coleman Noah Woiwode		Ervin Watkins Welch

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  
Zarina Davis, Department of Inspections



Bridget Lidy, Department of Inspections



CHATHAM COUNTY-SAVANNAH  
METROPLITAN PLANNING COMMISSION  
*“Planning the Future, Respecting the Past”*

**MPC REPORT**



Figure 1 Location Map

File No. 22-005903-ZA

Location: 5106 Skidaway Rd

PIN: 20137 01003

Acreage: 1.14

Prepared by Nirav Gandhi, Planner

**Petitioner:** Robert McCorkle

**Owner:** Nicole Mason

**Aldermanic District:** 3 - Lockett

**County Commission District:** 3 – Wilder-Bryan

**Neighborhood/Subdivision:** Savannah State/Glynnwood

**Current Zoning District:** RSF-6 (Residential Single Family)

**Future Land Use (FLU) Category:** Suburban Single-Family

**ISSUE:**

At issue is a request to rezone a property at the 5106 Skidaway Road from RSF-6 (Residential Single Family) to OI (Office Institutional).

**BACKGROUND:**

The subject property is a 1.14-acre parcel that is currently zoned RSF-6 for residential single-family homes. In 2009, a zoning determination was made by the City Zoning Administrator at the time that a proposed Tennis School qualified as a “Private School” use, and therefore was permitted in the R-6 (now RSF-6) zoning district. This determination allowed the use to be established without rezoning. MPC staff disagreed with the determination, but the decision stood, and the use was established. The owner now intends to sell the property to Ms. Nicole Mason.

Ms. Mason is seeking an OI (Office Institutional) Zoning because she intends to open up a by-appointment bridal boutique and florist shop, removing the tennis court. These uses are both permitted in the OI district. The property directly to the south of the subject property is also zoned OI. The rest of the neighborhood is zoned RSF-6, while the neighborhood across Skidaway Road is zoned RSF-10.

**PUBLIC NOTICE:**

Public notice requirements including mailed notices to property owners, newspaper advertisement and sign posting were all met. This area does not have a neighborhood association. At the time of report writing, staff has not received any correspondence regarding the petition, if any is received it will be attached to the agenda item.

**FACTS AND FINDINGS:**

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

<u>Location</u>	<u>Land Use</u>	<u>Zoning</u>
North	Single Family Residential	RSF-6
East	Single Family Residential	RSF-6
South	Office Institutional	OI
West	Single Family Residential	RSF-10

The development pattern in the vicinity of the subject property is mostly single-family residential, with several lower-intensity commercial uses along Skidaway Road in the B-N (Neighborhood Business) and OI (Office Institutional) zoning districts.

## 2. Existing Zoning District: RSF-6 (Residential Single-Family)

- a. **Intent of the District:** “The RSF- districts are established to preserve and create areas of single-family detached development. The five districts (RSF-30, RSF-20, RSF-10, RSF-6, RSF-5, and RSF-4) within the RSF- designation provide for varying development standards but generally permit the same uses. A limited number of nonresidential uses are allowed that are compatible with single-family residential uses.”
- b. **Allowed Uses:** Some of the permitted uses for this district are a single-family residence, a park, a community garden, a municipal fire or police station, a golf course, and uses accessory to a residence. A full list of permitted uses is attached.
- c. **Development Standards:** The development standards for the district appear in the attached table (Table 1).

## 3. Proposed Zoning District: OI (Office Institutional)

- a. **Intent of the 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.”
- b. **Allowed Uses:** Permitted uses include, but are not limited to, offices, child/adult care centers, medical institutions, event venues, utilities, pharmacies, banks, and more. A full list of permitted uses is attached.
- c. **Development Standards:** The development standards for the district appear in the attached table (Table 1).

4. **Land Use Element:** The Comprehensive Plan Future Land Use Map designates the subject property as Residential Suburban Single Family. The proposed district is not consistent with this classification. Nonresidential uses are common fronting along this portion of Skidaway Road. Neighborhood scale nonresidential uses are compatible when located on arterial streets

such as this one.

5. **Public Services and Facilities:** The property is served by the City of Savannah Police Department, City of Savannah water and sewer systems and the Chatham Emergency Services.
6. **Chatham Area Transit:** The property is also served by the Skidaway – Sandfly Route of the CAT.
7. **Transportation Network:** The property has existing access to Skidaway Road.

**ADDITIONAL REVIEW CRITERIA:**

***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.*

**Staff Comment:** The range of uses permitted in the OI zoning district are mostly compatible with the residential nature of the area. Many lots along this portion of south Skidaway Road are OI or B-N and mix well into the existing single-family neighborhoods. While a single-family home on this property is perfectly possible, because of the large size of the property and difficulty to subdivide it, it is impractical to use the entire 1.14 acres for a single home. Skidaway Road is also a major thoroughfare between the islands area and the downtown area, so office and commercial uses could theoretically pose an issue concerning the already heavy traffic. However, as the property has been used commercially for years, it is unlikely that any of the possible uses would significantly increase traffic issues.

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

**Staff Comment:** Based on observation, there does not appear to be a shortage of opportunities to develop office space or boutiques within the City of Savannah.

***b. Compatibility***

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

**Staff Comment:** The property has been used as a commercial tennis school for 15 years now. Nearby residential uses may be deemed more valuable by replacing the tennis courts with offices and small retail stores, as they would be less noisy and provide less of a nuisance. Neighborhood scale nonresidential uses are compatible with neighborhoods when located on arterial streets such as Skidaway Road.

- 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.*

**Staff Comment:** OI districts are intended to act as a transition between residential and nonresidential uses. The specific location and orientation of this property and its surroundings do not necessarily make it a place in need of a transitional zoning, but it also would be a more compatible use than the current commercial tennis school.

- III. Whether there are other existing or changing conditions affecting the use and property which give supporting grounds for either approval or disapproval of the zoning proposal.*

**Staff Comment:** Due to the property only having access by way of Skidaway Road and the lane to the north never having been opened, it would be impractical to try and subdivide this lot. Given that the lot is four times larger than most of the others in the neighborhood, it is impractical to use it for a single home in the middle of a neighborhood.

***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.*

**Staff Comment:** The proposed zoning for the subject property is not consistent with the Future Land Use Map, which has designated the area for Single Family Suburban use. However, the Future Land Use Map designates the two properties to the south for nonresidential uses. This property has been operating as a commercial use since long before our last Comprehensive Land Use Map was published.



***d. Reasonable Use***

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

**Staff Comment:** Under the current zoning, the property owner does not have reasonable use. While it is certainly possible to place one single family home on the property, it would be unreasonable to use over an acre for a single home in this part of town.

***e. Adequate Public Services***

*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.*

**Staff Comment:** Public services are available and could accommodate the uses permitted in the proposed district. As the property is being used commercially already, a significant change in traffic intensity is not anticipated.

***f. Proximity to a Military Base, Installation or Airport***

*In accordance with the O.C.G.A. §36-66-6, when a rezoning is proposed for property located within 3,000 feet of a military base, installation or airport, or within the 3,000-foot Clear Zone and Accident Prevention Zones I and II as prescribed in the definition of an Air Installation Compatible Use Zone that is affiliated with such base.*

**Staff Comment:** The subject properties are not within 3,000 feet of a military base or within the other listed zones.

**POLICY ANALYSIS:**

Along this portion of Skidaway Road (within two blocks north and south), there are 16 properties with frontage on Skidaway Road being used for nonresidential uses in the B-C, B-N, and OI zoning districts. While a single-family home on this property is possible, because of the size and orientation of the property it would be difficult to effectively subdivide into lots similar to those around it. As it currently exists, it is impractical to use the entire 1.14 acres for a single home. The property has also been used commercially for the past 15 years, and it is possible the OI zoning district would actually decrease the intensity of the use at this site going forward.

Per the Zoning Ordinance, the proposed zoning district is created 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.”*

OI has a range of uses beyond what the applicant intends to use it for, with some of the more intense ones being a post office, office, bank, or event venue. With the large size of the property it could easily accommodate these uses and the associated parking if required in the future. An event venue would, however, likely be a bad fit for this residential area due to the noise associated with it in the evening time. A small office building made from a converted home would be expected and compatible with this area as well.

**RECOMMENDATION:**

MPC recommends **approval** of the proposed rezoning of RSF-6 to OI.

**Table 1: Comparison of Development Standards  
Existing RSF-6 and Proposed OI**

	<b>RSF-6</b>	<b>OI</b>
<b>Minimum Lot Area</b>	6,000 sqft	-
<b>Minimum Lot Width</b>	60 ft	-
<b>Front Yard Setback</b>	25'	15'
<b>Minimum Side Yard Setback</b>	15'	10'
<b>Minimum Rear Yard Setback</b>	25'	20'
<b>Maximum Height</b>	36'	40'
<b>Maximum Building Coverage</b>	40%	75%
<b>Maximum Density</b>	-	-

**Table 2: Comparison of Principal Uses for the RSF-6 (Existing) and OI (Proposed) Zoning Districts**

RSF-6	OI
Single-family detached	Continuing care retirement community
Agriculture, personal	Upper story residential
Community garden	Agriculture, personal
Park, general	Community Garden
Library/community center	Park
Police/fire station or substation	Library/community center
Child/adult day care home	Museum
School, public or private (K-12)	Post office
All places of worship	Police/fire station or substation
Personal care home, registered	Child/adult day care center
Golf course	Child/adult care center, 24 hour
Retail consumption dealer	School, public or private (K-12)
Dock, private	All places of worship
Dock, residential community	Office, general
Marina, residential	Office, medical
Watercraft launch/ramp	Office, utility/contractor
Utilities, major	Art/photo studio; gallery
Utilities, minor	Pharmacy
	Services, general
	Animal services, indoor
	Bank
	Business support services
	Catering establishment
	Funeral home; mortuary (not including crematorium)

	<p>Event Venue</p> <p>Instructional studio or classroom</p> <p>Personal service shop</p> <p>Repair-oriented services</p> <p>Retail consumption dealer (on premise consumption of alcohol)</p> <p>Utilities, major</p> <p>Utilities, minor</p>
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