



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: FEBRUARY 25, 2020

TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH

FROM: METROPOLITAN PLANNING COMMISSION

SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

Petition to Rezone Property

Josh Yellin, Agent

Savannah Country Day School, Inc., Owner

824 Stillwood Drive

Aldermanic District: District 6, Kurtis Purtee

County Commission District: District 6, James Jones

Property Identification Number: 20690 02001, 20690 03001, 20690 03002, and 20653 03004B

File No. 20-000090-ZA

MPC ACTION:

Approval of the request to rezone four (4) parcels from the RSF-6 (Residential Single-family-6) zoning district to the OI-E (Office and Institutional-Expanded) zoning district.

MPC STAFF RECOMMENDATION:

Denial of the request to rezone four (4) parcels from the RSF-6 (Residential Single-family-6) zoning district to the OI-E (Office and Institutional-Expanded) zoning district.

MEMBERS PRESENT: 9 + Vice Chairman

Ellis Cook, Vice Chairman
Thomas Branch
Travis Coles
Karen Jarrett
Tanya Milton
Eula Parker
Wayne Noha
Lee Smith

Linder Suthers
Joseph Welch

PLANNING COMMISSION VOTE: Approve Staff Recommendation (6-4)

APPROVAL Votes: 6	DENIAL Votes: 4	ABSENT
Branch Cook Milton Noha Smith Suthers	Coles Jarrett Parker Welch	Ervin Manigault Monohan Woiwode

Respectfully submitted,

Melanie Wilson
Executive Director

/jh

Enclosure

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



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METROPOLITAN PLANNING COMMISSION

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M E M O R A N D U M

TO: The Mayor and Aldermen, City of Savannah

FROM: The Planning Commission

DATE: February 25, 2020

SUBJECT: Petition to Rezone Property
Josh Yellin, Agent
Savannah Country Day School, Inc., Owner
824 Stillwood Drive
Aldermanic District: District 6, Kurtis Purtee
County Commission District: District 6, James Jones
Property Identification Number: 20690 02001, 20690 03001, 20690 03002,
and 20653 03004B
File No. 20-000090-ZA

Candra Teshome, MPC Project Planner

REPORT STATUS: Mayor and Aldermen Report

Issue:

A request to rezone four (4) parcels bounded by Stillwood Drive, Willow Road, White Bluff Road and Greenbriar Drive identified as PINs 20690 02001, 20690 03001, 20690 03002, and 20653 03004B from the RSF-6 (Residential Single-family-6) district to the OI-E (Office and Institutional-Expanded) zoning district (**Refer to Exhibit A – Maps**).

Background:

The subject sites are located within the Windsor Forest neighborhood and contain the Savannah Country Day School and its associated buildings, which is a legal, non-conforming use under the principal use *School, Public or Private (K-12)*. (**Refer to Exhibit B – Photos of Subject Sites and Surrounding Area**).

Each parcel was zoned R-6 prior to the implementation of NewZo, which designated the parcels RSF-6. The petitioner has stated the purpose of the requested map amendment is to bring the parcels into conformity to permit expansion of the use and/or buildings associated with the use without petitioning for nonconforming relief for each expansion.

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 rezoning on January 16, 2020. Public notice was also posted in various locations around the site. The petitioner also held a neighborhood meeting.
2. **Existing Zoning and Development Pattern:** The land uses and zoning districts surrounding the subject sites include:

<u>Location</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential and Commercial	OI-E [1] and RSF-6 [2]
South	Commercial and Residential	OI-E and RSF-6
East	Residential	RSF-6
West	Residential	RTF [3] and RSF-6

[1] Office and Institutional-Expanded

[2] Residential Single-Family-6

[3] Residential Two-Family

3. **Existing RSF-6 Zoning District:**
 - a. **Intent of the RSF-6 District:** The intent and purpose of the RSF-6 zoning district is to, "...preserve and create areas of single-family detached development. A limited number of nonresidential uses are allowed that are compatible with single-family residential uses. The five districts...provide quality development through unified planning and establishment of context-sensitive design principles," (*City of Savannah Zoning Ordinance, page 5-24*).
 - b. **Allowed Uses:** The RSF-6 district is predominantly a residential zoning district that permits the construction of single-family detached dwelling units and requires a minimum lot area of 6,000 square feet. A list of the permitted uses allowed within the RSF-6 zoning district is attached (see Table 1 and Table 3).
 - c. **Development Standards:** The development standards for the RSF-6 district appear in the attached table (see Table 2).
4. **Proposed OI-E Zoning District:**
 - a. **Proposed Intent of the Proposed OI-E District:** The intent and purpose of the OI-E zoning district is to, "...allow office uses as well as limited residential,

group living, health care, educational, cultural, lodging and service uses. The OI-E district is intended to serve a transition district between the more intensive Nonresidential districts and less intensive districts,” (*City of Savannah Zoning Ordinance, page 5-55*).

- b. **Allowed Uses:** The OI-E district is predominantly a mixed-use district that serves as a buffer or transition between intense and less intense uses. A list of the permitted uses allowed within the RSF-6 zoning district is attached (see Table 1 and Table 3). The OI-E district is the most intense district of the OI-zoning designations.
 - c. **Development Standards:** The development standards for the OI-E district appear in the attached table (see Table 2).
5. **Land Use Element:** The Chatham County-Savannah Comprehensive Plan Future Land Use Map (FLUM) designates each of the subject parcels *Civic/Institutional*. The petitioner’s requested zoning designation is compatible with the FLUM category per Article 5 Section 5.15.2(a) of the *City of Savannah Zoning Ordinance*.
6. **Public Services and Facilities:** The property is served by the Savannah Metropolitan Police Department, City of Savannah fire protection and by City of Savannah water and sanitary sewer.

SUMMARY OF FINDINGS

- 1. *Will the proposed zoning district permit uses that would create traffic volumes, noise level, odor, airborne particulate matter, visual blight, reduce light or increased density of development that would adversely impact the livability or quality of life in the surrounding neighborhood?*
Yes X No _____
- 2. *Will the proposed zoning district permit uses that would adversely impact adjacent and nearby properties by rendering such properties less desirable and therefore less marketable for the type of development permitted under the current zoning?*
Yes X No _____
- 3. *Will the proposed zoning district permit uses that would generate a type or mix of vehicular traffic on a street or highway that is incompatible with the type of land use development along such street or highway?*
Yes X No _____
- 4. *Will the proposed zoning district permit uses that would generate greater traffic volumes at vehicular access points and cross streets than is generated by uses permitted under the current zoning district to the detriment of maintaining acceptable or current volume capacity (V/C) ratio for the streets that provide*

vehicular access to the proposed zoning district and adjacent and nearby properties?

Yes X No _____

5. *Will the proposed zoning district permit uses or scale of development that would require a greater level of public services such as drainage facilities, utilities, or safety services above that required for uses permitted under the current zoning district such that the provision of these services will create financial burden to the public?*

Yes X No _____

6. *Will the proposed zoning district permit uses or scale of development that would adversely impact the improvement or development of adjacent and nearby properties in accordance with existing zoning regulations and development controls deemed necessary to maintain the stability and livability of the surrounding neighborhood?*

Yes X No _____

7. *Will the proposed zoning district permit development that is inconsistent with the comprehensive land use plan?*

Yes _____ No X

ALTERNATIVES:

1. Approve the petitioner's request as presented.
2. Deny the petitioner's request.
3. Deny the petitioner's request and approve an alternative classification.

POLICY ANALYSIS:

The petitioner requests to rezone four (4) parcels from the RSF-6 (Residential Single-family-6) zoning district to the OI-E (Office and Institutional-Expanded) zoning district to bring the parcels into conformity with the zoning ordinance.

Per Article 8 Section 8.3.14 of the *City of Savannah Zoning Ordinance*, a School, public or private (K-12) located in the RSF-6 zoning district, "...shall be located on a street classified as a collector or arterial..." (*City of Savannah Zoning Ordinance, page 8-19*). The primary access street for the parcel (824 Stillwood Drive) and all other streets that have access to the subject parcels are not classified collector or arterial. Therefore, the school and its associated activities are legal non-conforming uses. The OI- zoning districts allow *Schools, public or private (K-12)* as a use by right with no road classification restrictions.

Due to the legal non-conformity of the parcels any expansion of the use would require the petitioner to apply to the Zoning Board of Appeals for relief for nonconforming uses, per Article 11 Section 11.4.2(b)(i). The ordinance requires authorization by the Zoning Board of Appeals for the expansion of non-conforming uses, so the public may receive notification and the discussion takes place in a public forum at a public hearing.

RECOMMENDATION:

The Planning Commission recommends **approval** of the request to rezone four (4) parcels from the RSF-6 (Residential Single-family-6) zoning district to the OI-E (Office and Institutional-Expanded) zoning district.

Table 1: Comparison of Principal Uses for the RSF-6 (Existing) and OI-E Zoning Districts (Proposed)	
RSF-6	OI-E
Single-family detached Agriculture, personal Community garden Park, general Library/community center Police/fire station or substation Child/adult day care home School, public or private (K-12) All places of worship Personal care home, registered Golf course Retail consumption dealer Dock, private Dock, residential community Marina, residential Watercraft launch/ramp Utilities, major Utilities, minor	Apartment Upper story residential Agriculture, personal Community Garden Park, general Library/community center Museum Post office Police/fire station or substation Shelter, transitional Child/adult day care center Child/adult care center, 24 hour College, university, seminary Educational building used by a college, university or seminary School, public or private (K-12) School, trade, vocational or business All places of worship Private club/Lodge Hospice Hospital Intermediate care facility Nursing home Assisted living facility Personal care home, registered Personal care home, family Personal care home, congregate Community living arrangement Substance recovery facility Office, general Call center Office, medical Office, utility/contractor Studio/multimedia production facility Indoor sports facility Art/photo studio; gallery Pharmacy Services, general Animal services, indoor Bank Business support services Catering establishment Check Cashing; Title Pawn; Crematorium Funeral home; mortuary (not including crematorium) Hall, banquet or reception Event Venue Instructional studio or classroom Laundromat; Dry Cleaner/Laundry, Neighborhood Retail consumption dealer (on premise consumption of alcohol) Hotel/motel, 16-74 rooms Hotel/motel, 75 or more rooms Research, testing and development laboratory Broadcast transmission tower Utilities, major Utilities, minor

Table 2: Comparison of Development Standards for the RSF-6 (Existing), OI-E (Proposed), OI (for Comparison) and OI-T (for Comparison) Zoning Districts				
Standards	RSF-6	OI-T	OI	OI-E
Lot Dimensions				
Lot area (min sq ft)	20,000	--	--	--
Lot width (min ft)	100	--	--	--
Building Setbacks (min ft)				
Front yard	30	20	15	15
Side (interior) yard	20	5	10	10
Side (street) yard	20	15	15	15
Side (street) yard	30	20	--	--
Rear yard	5	5	5	5
From access easement	See Fire Code	See Fire Code	See Fire Code	See Fire Code
Building Separation				
Building Coverage (max)	40%	50%	80%	80%
Height (max ft)	36	36	40	75[1]
Parking Area Setback (min ft)				
From collector or arterial street rights-of-way	15	15	15	15
From local street rights-of-way	10	10	10	10
Abutting lane, property line or access easement	5	5	5	5

(--) = Not permitted or not applicable

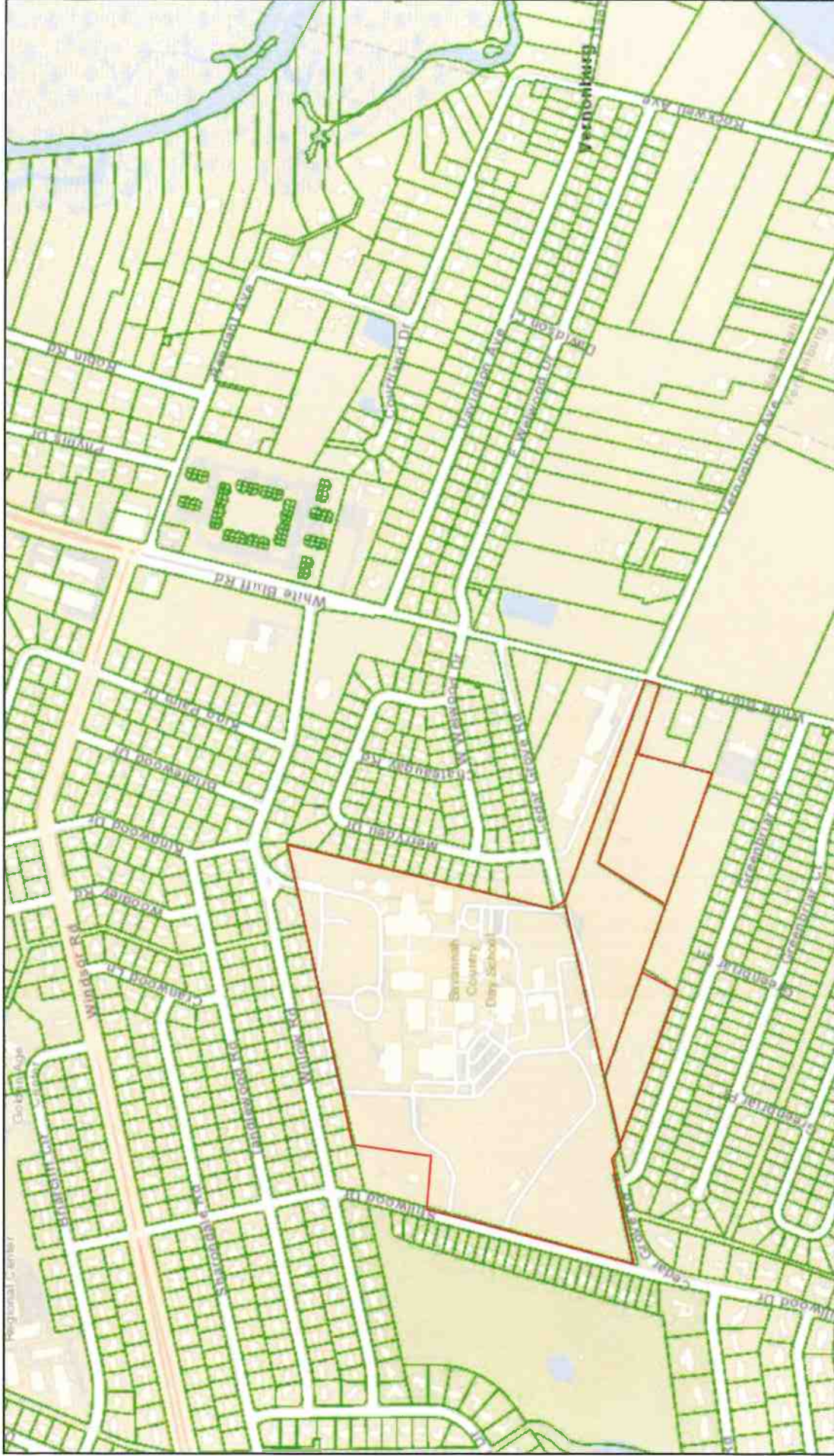
[1] Buildings proposed within 50 feet of a Residential zoning district shall be subject to the height restrictions established in such Residential zoning district and then may increase in height one (1) foot for every one (1) foot of distance from the Residential zoning district. For example, the portion of the building that is 65 feet from a Residential zoning district with a 36 foot height limit cannot exceed 51 feet in height.

**Note: The development standards listed in this table are for permitted non-residential uses in all listed zoning districts.*

Table 3: Comparison of Principal Uses for the RSF-6 (Existing) and OI-E Zoning Districts (Proposed)		
OI-T	OI	OI-E
Single-family detached Agriculture, personal Community Garden Park, general Library/community center Police/fire station or substation Child/adult day care home Child/adult day care center School, public or private (K-12) All places of worship Assisted living facility Personal care home, registered Personal care home, family Office, general Office, medical Art/photo studio; gallery Services, general Catering establishment Instructional studio or classroom Personal service shop Psychic; palmist; medium; fortune teller Repair-oriented services Retail consumption dealer (on premise consumption of alcohol) Bed and Breakfast Homestay Bed and breakfast Utilities, major Utilities, minor	Continuing care retirement community Upper story residential Agriculture, personal Community Garden Park, general Library/community center Museum Post office Police/fire station or substation Child/adult day care center Child/adult care center, 24 hour School, public or private (K-12) All places of worship Office, general Office, medical Office, utility/contractor Art/photo studio; gallery Pharmacy Services, general Animal services, indoor Bank Business support services Catering establishment Funeral home; mortuary (not including crematorium) Event Venue Instructional studio or classroom Personal service shop Repair-oriented services Retail consumption dealer (on premise consumption of alcohol) Utilities, major Utilities, minor	Apartment Upper story residential Agriculture, personal Community Garden Park, general Library/community center Museum Post office Police/fire station or substation Shelter, transitional Child/adult day care center Child/adult care center, 24 hour College, university, seminary Educational building used by a college, university or seminary School, public or private (K-12) School, trade, vocational or business All places of worship Private club/Lodge Hospice Hospital Intermediate care facility Nursing home Assisted living facility Personal care home, registered Personal care home, family Personal care home, congregate Community living arrangement Substance recovery facility Office, general Call center Office, medical Office, utility/contractor Studio/multimedia production facility Indoor sports facility Art/photo studio; gallery Pharmacy Services, general Animal services, indoor Bank Business support services Catering establishment Check Cashing; Title Pawn; Crematorium Funeral home; mortuary (not including crematorium) Hall, banquet or reception Event Venue Instructional studio or classroom Laundromat Dry Cleaner/Laundry, Neighborhood Retail consumption dealer (on premise consumption of alcohol) Hotel/motel, 16-74 rooms Hotel/motel, 75 or more rooms Research, testing and development laboratory Broadcast transmission tower Utilities, major Utilities, minor

*Note: Highlighted uses indicate those not allowed by right in the OI or OI-T zoning districts.

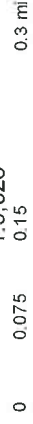
SAGIS iMap Viewer



February 12, 2020

Parcel Weekly Update

1:9,028



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community
SAGIS