



CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

"Planning the Future, Respecting the Past"

STAFF REPORT

To: The Planning Commission

Through: Melanie Wilson, Executive Director/CEO

From: Subhashi Karunaratne, Development Services/Current Planning

Date: April 6, 2026

Subject: Variance for Development Plan

Owner: Peter Ray Barrett

Agent: NA

Address: 2119 Hagood St

PIN(s): 20022 06011 and 20022 06013

Site Area: 0.29 acres (20022 06011) and 0.14 (20022 06013)

Alderman District: 1 – Bernetta B. Lanier

Chatham County Commission District: 8 – Marsha Buford

File Number: 26-001396-ZA

Request

The Petitioner seeks MPC approval of variances in association with a nonconforming minor subdivision in the RSF-6 zoning district. The parcel is proposed to be subdivided into four new lots. There is an existing primary dwelling that will be demolished, and the proposed use here is four single family dwellings on each lot.

The variances requested are:

1. To reduce the minimum lot area required from 6,000 square feet to 3100 square feet and the minimum lot width required from 60 feet to 31 feet for three of the lots;
2. To reduce the minimum lot area required from 6,000 square feet to 3200 square feet and the minimum lot width required from 60 feet to 32 feet for one of the lots;

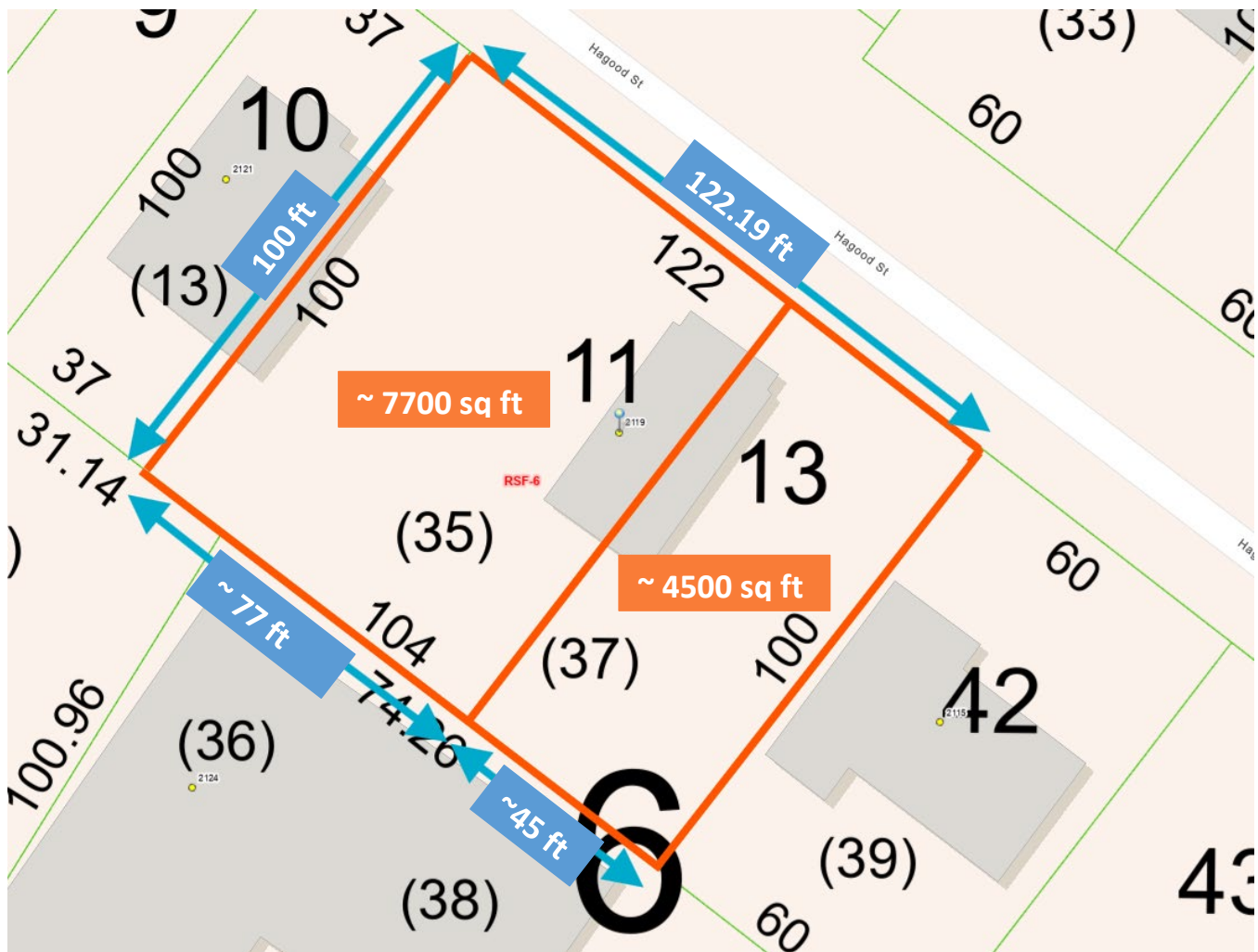
Facts and Findings

Site

Lot 35 is conforming in the RSF-6 zoning district, with approximately 77 feet of width and 7,700 square feet of lot area. Lot 37 is nonconforming, with approximately 45 feet of width and 4,500 square feet of lot area, below the required minimums of 60 feet in width and 6,000 square feet in area. Both properties are designated Residential – Single Family on the Future Land Use Map. Measurements are derived from SAGIS data, deed records, and plat documents provided by the applicant; a certified survey was not submitted.

The parcel contains a primary dwelling, built in or about 1950. It is indicated as having a building footprint of approximately 930 square feet according to Tax Assessor data. There is an existing primary dwelling that will be demolished, and the proposed use here is four single family dwellings on each lot.

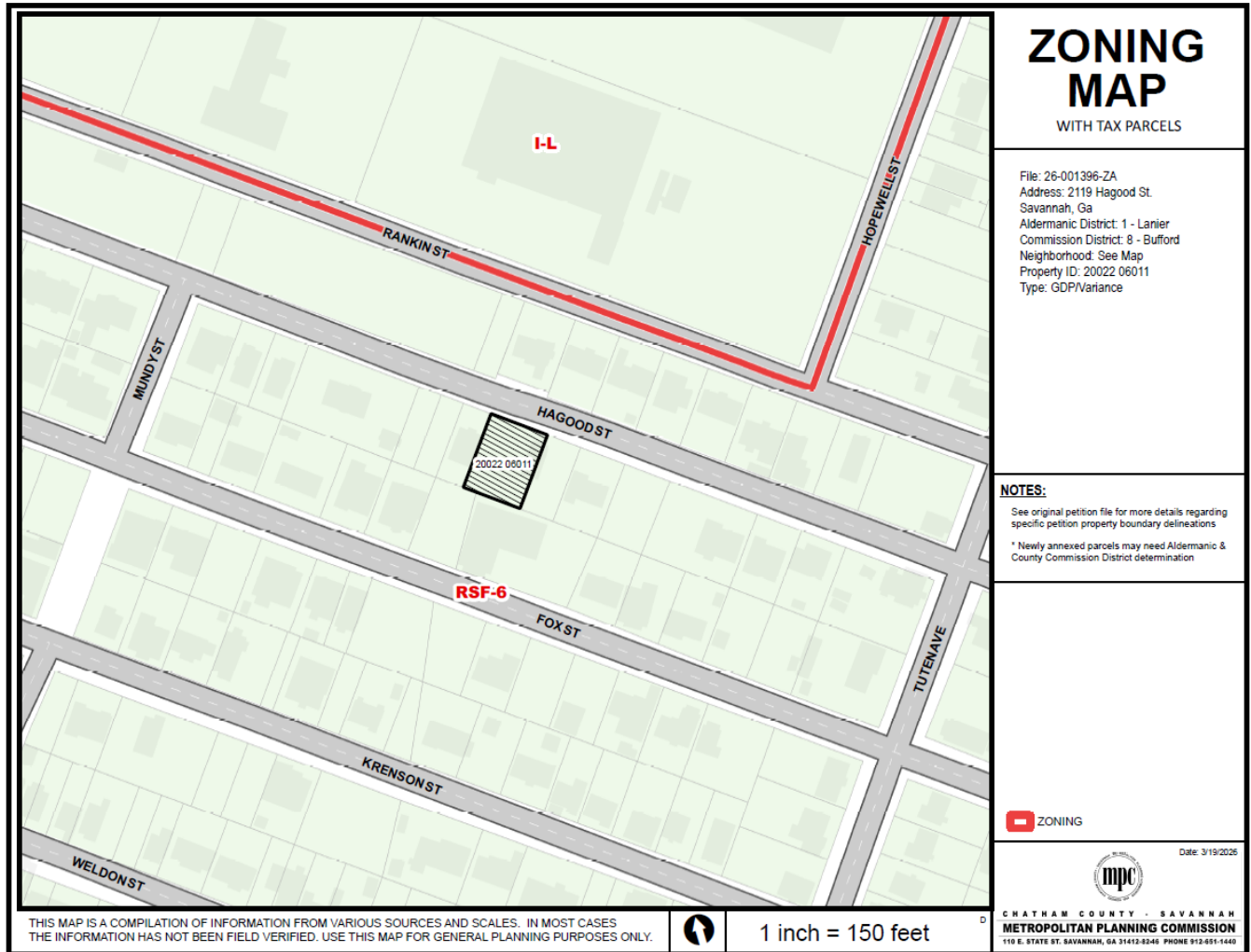
The properties are located in Hudson Hill and Bayview Neighborhood.



Existing Zoning and Development Pattern

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. The present zoning of the parcel requires a minimum lot size of 6,000 square feet.

Location	Land Use	Existing Zoning
North	Single-family Residence	RSF-6
South	Single-family Residence	RSF-6
East	Single-family Residence	RSF-6
West	Single-family Residence	RSF-6



Zoning Map for 2119 and 0 Hagood St

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 at least 15 days prior to the meeting. The mailed notice included instructions on how to access the public meeting via the internet.

Standards at Issue

The Petitioner requires the following variances from the standards in Section 5.7.5

1. To reduce the minimum lot area required from 6,000 square feet to 3100 square feet and the minimum lot width required from 60 feet to 31 feet for three of the lots;
2. To reduce the minimum lot area required from 6,000 square feet to 3200 square feet and the minimum lot width required from 60 feet to 32 feet for one of the lots;

5.7.5 Development Standards for Permitted Housing Types							
Standards	RSF-E	RSF-30	RSF-20	RSF-10	RSF-6	RSF-5	RSF-4
Lot Dimensions							
Street Access							
Lot area (min sq ft) [1]	43,560	30,000	20,000	10,000	6,000	5,000	4,000
Lot width (min. ft.)	120	100	80	70	60	50	40
Lane Access [2]							
Lot area (min sq ft) [1]	--	--	--	--	6,000	4,000 [3]	3,500
Lot width (min ft)	--	--	--	--	60	40 [3]	35

Zoning Ordinance Review

The following review criteria for Variances are prescribed in the Savannah Zoning Ordinance Sec. 3.21.10:

A. General Consistency

The variance shall be consistent with the intent of this Ordinance and the Comprehensive Plan and shall not be injurious to the neighborhood or otherwise detrimental to the public health, safety, or welfare.

MPC Comment: The variance are inconsistent with the intent of the Zoning Ordinance. However, the development pattern of the neighborhood is irregular in terms of lot areas and lot widths.

B. Special Conditions

i. Special conditions and/or circumstances exist which are peculiar to the land, buildings or structures involved and which are not applicable to other lands, buildings or structures in the same zoning district.

MPC Comment: There are no special conditions or circumstances associated with the subject lots. There is an existing primary dwelling that is located on the subject properties that is proposed to be demolished.

ii. The special conditions and/or circumstances do not result from the actions of the applicant.

MPC Comment: The request is the result of the Petitioner's chosen design.

iii. The special conditions and/or circumstances are not purely financial in nature so as to allow the applicant to use the land, buildings or structures involved more profitably or to save money.

MPC Comment: The request is financial in nature.

C. Literal Interpretation

Literal interpretation of the provisions of the regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Ordinance and would result in unnecessary and undue hardship on the applicant.

MPC Comment: The literal interpretation of the regulations would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning district.

D. Minimum Variance

The variance, if granted, is the minimum variance necessary to make possible the reasonable use of land, buildings, or structures.

MPC Comment: The variances are not required to make use of the subject property.

E. Special Privilege Not Granted

The variance would not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district.

MPC Comment: The variances will confer special privilege on the Petitioner.

Staff Recommendation

As the subject property can be subdivided into two conforming lots within the RSF-6 zoning district, MPC staff recommends **denial** of the following requested variances associated with a nonconforming minor subdivision of one lot into four lots:

1. Reduction of the minimum lot area from 6,000 square feet to 3,100 square feet and the minimum lot width from 60 feet to 31 feet for three proposed lots;
2. Reduction of the minimum lot area from 6,000 square feet to 3,200 square feet and the minimum lot width from 60 feet to 32 feet for one proposed lot.