



METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

STAFF REPORT

To: The Planning Commission

Through: Melanie Wilson, Executive Director and CEO

From: Ely Zarka, Senior Planner - Development Services

Date: May 12th, 2026

Subject: Variance for Development Plan

Owner: LaTronya Hollingsworth

Address: 715, 719 Atlanta St

PIN(s): 20140 10014, 20140 10022

Site Area: 0.15 acres total

Alderman District: 5 – Dr. Estella Shabazz

Chatham County Commission District: 5 – Tanya Milton

File Number: 26-001816-ZA

Request

The Petitioner is requesting MPC approval for variances to the minimum lot area and minimum lot frontage requirements of the RSF-6 zoning district to bring two pre-existing non-conforming lots into compliance.

The requests are as follows:

1. Reduce the minim lot area requirement from 6,000 square feet to 3,005 square feet for Lot 21 and from 6,000 to 2,998 for Lot 25.
2. Reduce the minimum lot frontage requirement from 60 feet to 30 feet.

The request would bring the two subject lots into compliance and therefore not have to conform to the requirements of Section 11.5 of the Zoning Ordinance "Non-Conforming Lots of Record"

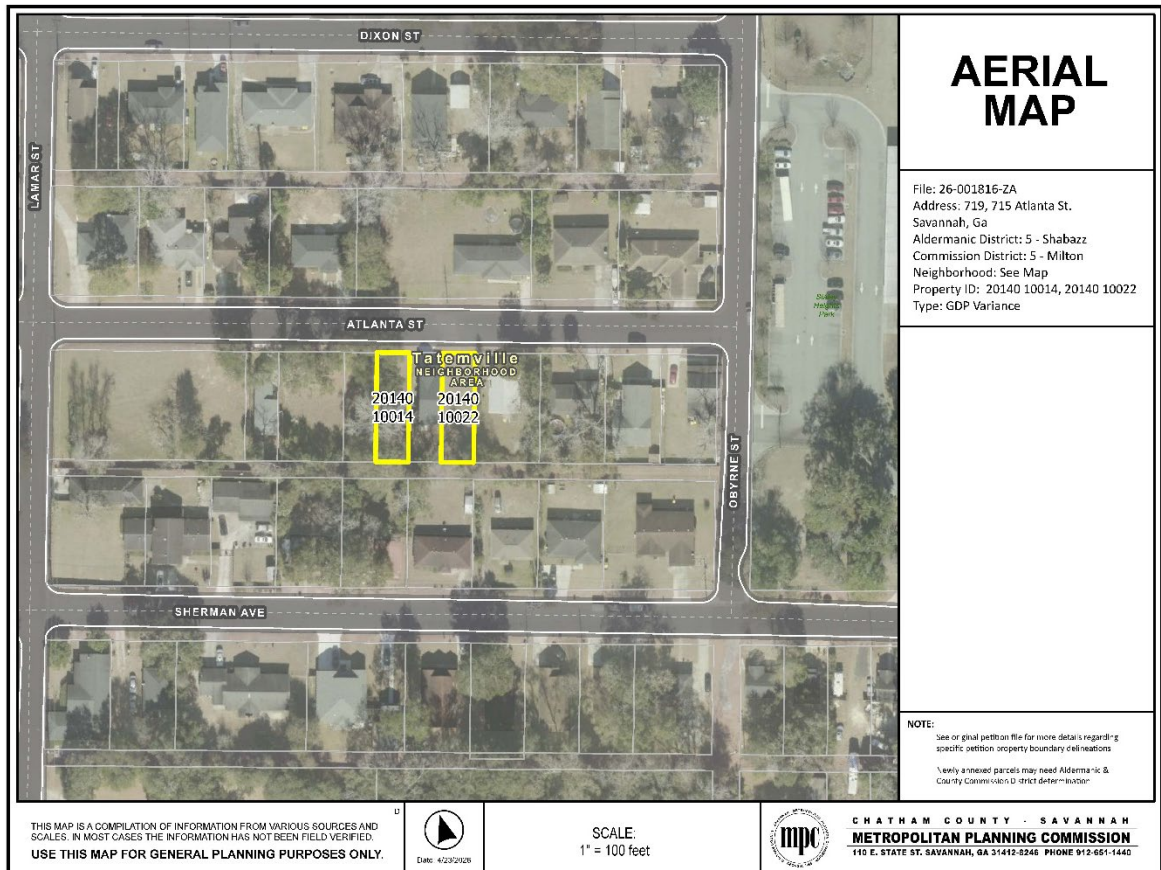
Facts and Findings

- 1) The parcel in between (717 Atlanta St) the subject parcels is also in common ownership. This parcel was developed in 2024.
- 2) The subject parcels were re-certified as existing lots of record in 2024.
- 3) The lots are intended for the development of single-family residences by the petitioner.
- 4) The petitioner has not submitted information or documentation that would describe a hardship related to the request.
- 5) The lots are 2 of 5 similarly sized lots on the block. The majority of lots are much larger, most more than double the size in area.

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 and 60 feet in lot width.

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



Aerial Map for 2254 Vicksburg Drive

Public Notice

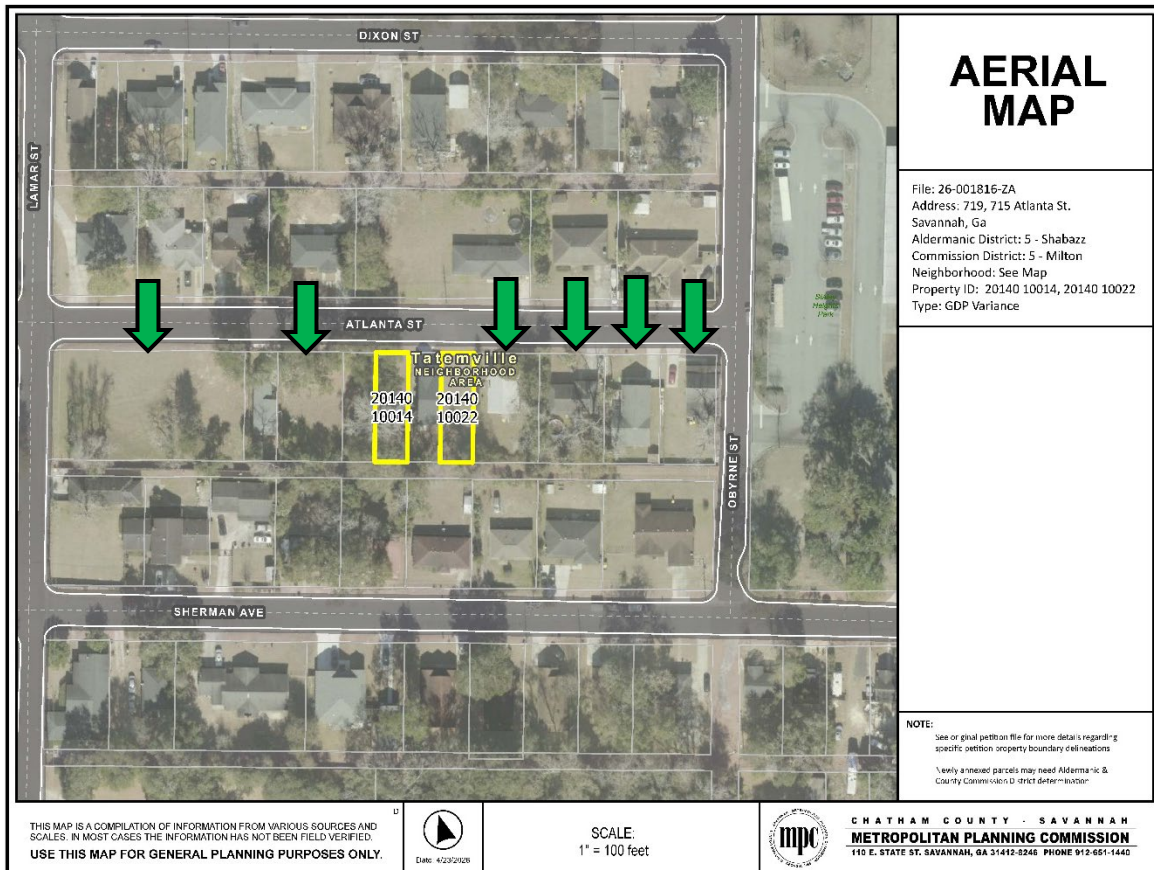
Mailed notice of the Planning Commission meeting was sent to all property owners within 300-feet of the subject property, signs were posted on site and required newspaper advertisements were run at least 30 days prior to the meeting. The mailed notice included instructions on how to access the public meeting via the internet.

Standards at Issue

1. Per Section 5.7.5 of the Zoning Ordinance, this property within the RSF-6 zoning district has a minimum lot area of 6,000 square feet and a minimum lot width of 60 feet. The existing lots are nonconforming lots of record.

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
Building Setbacks (min ft)							
Street Access							
Front yard	40	30	30	25	20	20	15
Side (interior) yard	20	10	10	7	5	5	5
Side (street) yard	15	15	15	15	10	10	10
Rear yard	40	30	30	25	20	20	20
From access easement	5	5	5	5	5	5	5
Lane Access							
Front yard	--	--	--	--	15	15	12.5
Side (interior) yard	--	--	--	--	5	5	5
Side (street) yard	--	--	--	--	10	5	5
Rear yard	--	--	--	--	20	20	20
From access easement	--	--	--	--	5	5	5
Building Separation	See Fire Code	See Fire Code	See Fire Code	See Fire Code	See Fire Code	See Fire Code	See Fire Code

- Per Section 11.5.3 of the Zoning Ordinance, when 2 or more adjoining lots with continuous frontage in common ownership, which individually are less than 5,000 square feet and 50 feet in width, such lots shall be considered as a single lot, or several lots of minimum permitted width and area.
By reducing the lot size requirements of the RSF-6 district, and as a result being considered conforming, this standard would then not apply.
- Per Section 11.5.3 such adjoining lots may be permitted with a minimum area of 3,000 square feet and a minimum width of 40 feet when the cumulative majority (more than 50%) of all residential lots in the same block face are equal or lesser in size than the proposed. On the block face of the subject parcels 6 lots are larger and 5 are of relative equal size.



Green parcels that are larger than the subject parcels

Zoning Ordinance Review

The Planning Commission is authorized to grant variances to the standards of *Article 5, Base Zoning Districts*, upon the basis of the criteria established in Sec. 3.21.10.

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: While the development pattern of the neighborhood is not irregular in terms of lot area and width, several lots are of a similar size to the subject properties. However, the majority of the lots on the block and block face or larger in size.

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 circumstances or conditions that are peculiar to the subject lots.

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

MPC Comment: The petitioner had the option to develop the area as one larger lot, or two smaller sized lots, without the need for MPC action.

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 application indicates that the proposed lots will be for development by the petitioner.

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

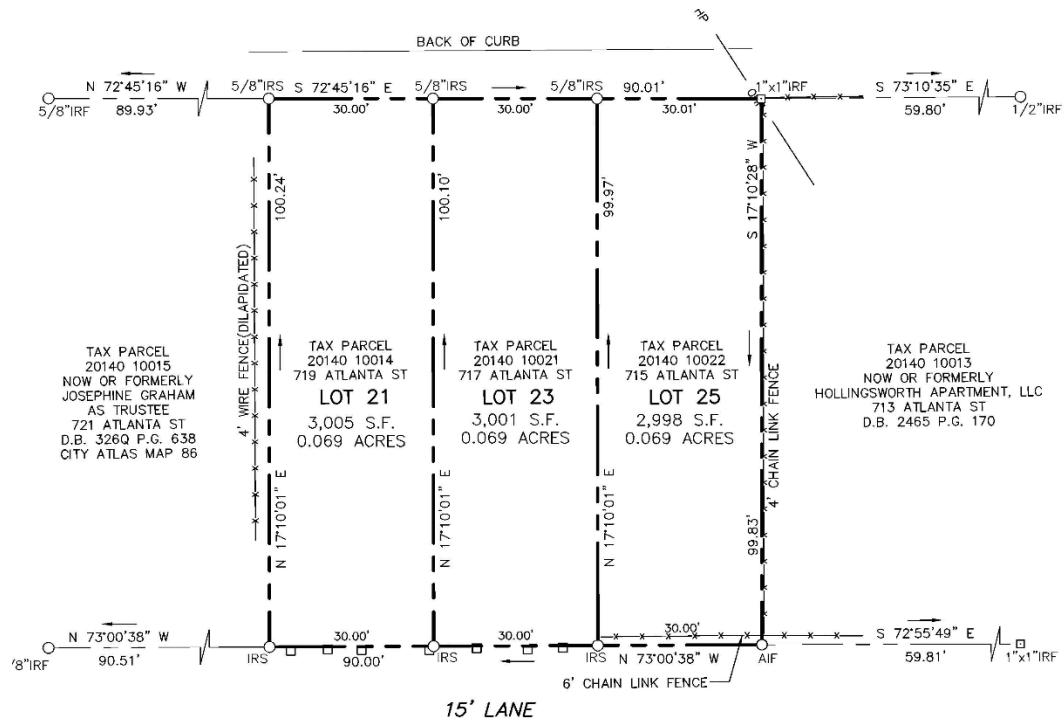
The variance, if granted, is the minimum variance necessary to make possible the reasonable use of land, buildings, or structures.

MPC Comment: Variances are not necessary for reasonable use of the land.

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, though variance relief is a remedy afforded to all similarly situated property owners. While there are other similarly sized lots on the block, none are adjoining while also under common ownership.



Plan for 715, 719 Atlanta St

MPC Staff Recommendation

MPC Staff recommends **denial** of the requested two (2) variances:

1. Reduce the minimum lot area requirement from 6,000 square feet to 3,005 square feet for Lot 21 and from 6,000 to 2,998 for Lot 25.
2. Reduce the minimum lot frontage requirement from 60 feet to 30 feet.