



SAVANNAH ZONING BOARD OF APPEALS

STAFF REPORT

PETITIONER: Vanguard Development, LLC

FILE NO: 26-002507-ZBA

ADDRESS: 2254 Vicksburg Dr

[PIN: 20137 02018]

DATE: June 25, 2026

Nature of Request:

The Appellant is appealing a final written decision by the Metropolitan Planning Commission (MPC) issued on April 21, 2026 for a General Development Plan with Variances (25-001383-ZA).

Issues Raised on Appeal:

- The Appellant argues that the decision of the planning commission to deny the request to reduce lot sizing requirements was arbitrary because of the surround land use pattern that has several similar or smaller lots than those proposed.

Findings

- The Appellant applied for a variance to a GDP for the reduction in lot sizing requirements to allow for the creation of 2 lots from the existing parcel.
- The subject property is currently zoned RSF-10 which requires a minimum lot area of 10,000 square feet and 70 feet in width."

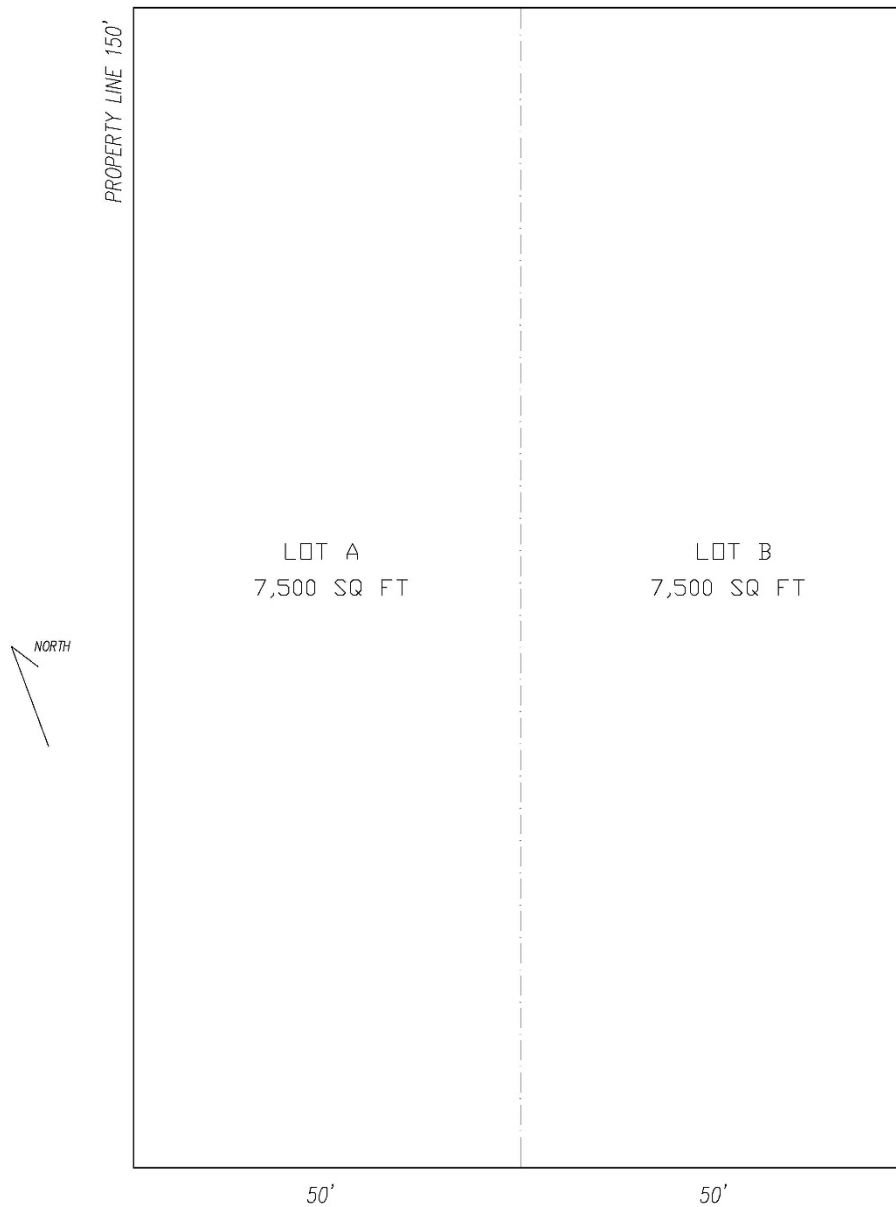
5.7.5 Development Standards for Permitted Housing Types							
Standards	RSF-E	RSF-30	RSF-20	RSF-10	RSF-6	RSF-5	RSF-4
Lot Dimensions							
Street Access							
Lot area (min sq ft) [1]	43,560	30,000	20,000	10,000	6,000	5,000	4,000
Lot width (min. ft.)	120	100	80	70	60	50	40

June 25, 2026



Aerial Imagery of the property

Vanguard Development, LLC
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2254 Vicksburg Dr
June 25, 2026



2254 VICKSBURG DR (20137 02018)
SCALE : 3/16" = 1'-0"

Proposed Subdivision

3. One letter of opposition was submitted.
4. Per [Sec. 3.23.6](#), the Savannah Zoning Board of Appeals may dispose of an Appeal in the manner that follows:

3.23.6 Action by the Zoning Board of Appeals

- a. The Zoning Board of Appeals shall determine whether the first decision-maker erred in the application or interpretation of this Ordinance.
- b. The Zoning Board of Appeals may reverse or affirm (wholly or in part) or may modify the final written decision appealed and shall make a final written decision that in its opinion ought to be made in the case before it unless otherwise specified by this Ordinance. To this end, the Zoning Board of Appeals shall have all of the powers of the administrative official, commission or board from whom the appeal is taken.
- c. A motion to reverse, affirm or modify the final written decision appealed shall include a statement of the specific reasons including the proposed findings of fact that support the decision. The findings of fact shall be based on the same evidence received by the first decision maker.
- d. If a motion to reverse or modify is not made, or such motion fails to receive the affirmative vote of a majority of the members present, then the appeal shall be denied.
- e. The Appellant shall have the burden of proof.

Analysis of Issues Raised

The Appellant's primary argument is that the Metropolitan Planning Commission acted improperly by making an arbitrary decision to deny. The Appellant contends that commission did not take into account the surrounding land use pattern which does include other lots of a similar size as the proposed lots.

The record does not support the Appellant's claim that the Commission acted arbitrarily. Under Section 3.21.10 of the Zoning Ordinance, the Planning Commission shall make a finding that the variance request does or does not comply with the criteria of 3.21.10. A point of the surrounding properties that were smaller in size was made specifically mentioning the time period in which they were developed, which predated modern requirements.

The requested variances would have reduced standard dimensional requirements in the RSF-10 zoning district, thereby allowing the subdivision on a lot that is larger than some in the area at 15,000 square feet and 100 feet in width. Given the scale and scope of the requested variance the request was closer to need a rezoning than a variance and the record shows the Commission was concerned with the size of relief requested. This is directly related to Criteria D in 3.21.10, Minimum Variance.

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Staff Recommendation

Per Section 3.23.6 of the Ordinance, upon appeal, the Zoning Board of Appeals may take on all powers of the original decision-maker and make a final written decision that in its opinion ought to be made in the case before it.

The Commission's denial appropriately took into consideration the scale of relief requested as well as the development pattern of the neighborhood.

The Appellant has not demonstrated that the MPC committed an error of law, misapplied the Ordinance, or abused its discretion in denying variance application 26-001383-ZA.

Accordingly, MPC Staff recommends that the Zoning Board of Appeals AFFIRM and UPHOLD the MPC's decision.