



SAVANNAH ZONING BOARD OF APPEALS

STAFF REPORT

PETITIONER: Kenneth Jenkinson (Property Owner Dennard Holdings, LLC)
MPC FILE NO: 26-002540-ZBA
ADDRESS: 313 Stiles Avenue
DATE: June 25, 2026
MPC STAFF: DeAndrae Spradley

Nature of Request

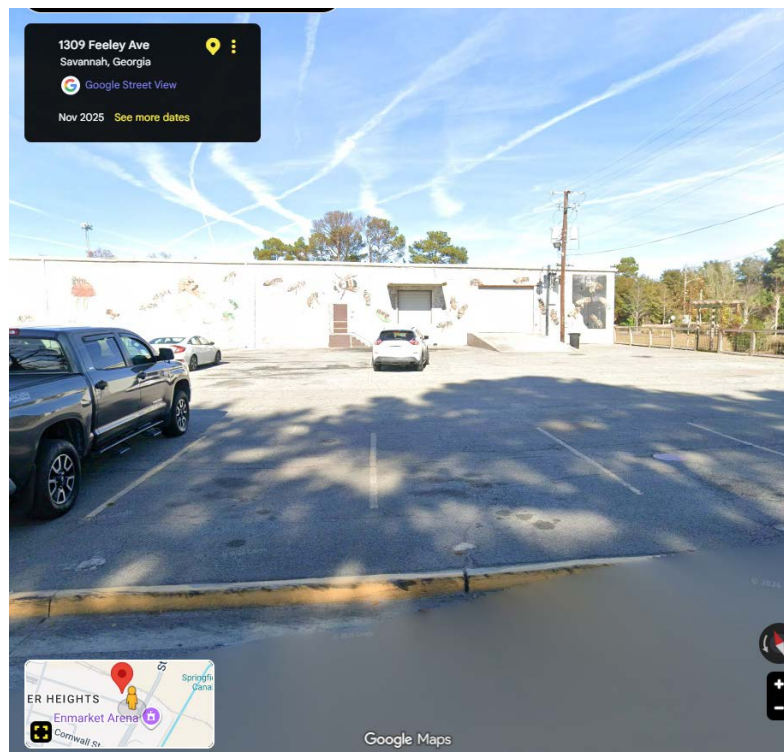
The Petitioner is requesting for approval of a variance at 313 Stiles Avenue, Savannah, Georgia 31415 (parcel identification number 20030 07003) from the City of Savannah's Zoning Regulations. The property is zoned Light Industrial (I-L). The Petitioner is requesting the variance for:

1. a second ground sign and to allow for a monument sign that exceeds the maximum width requirement at the property.

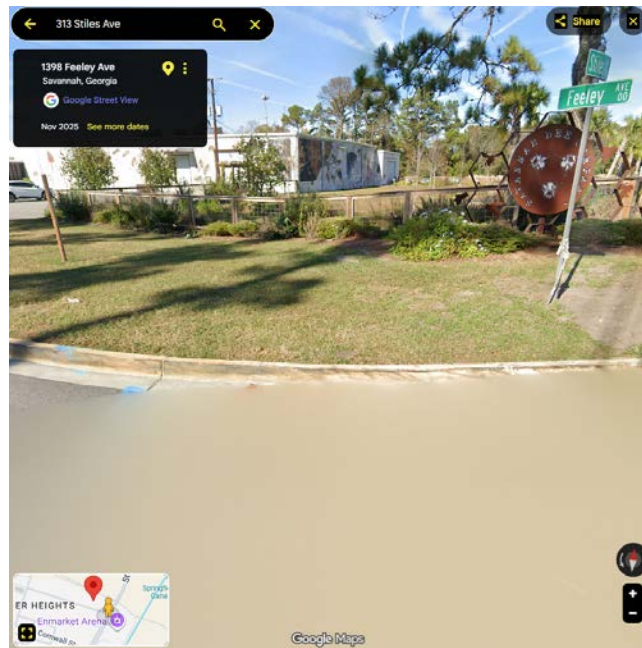


Aerial & Site Map for 313 Stiles Avenue

Kenneth Jenkinson (Property Owner Dennard Holdings, LLC)
26-002540-ZBA
313 Stiles Avenue
June 25, 2026

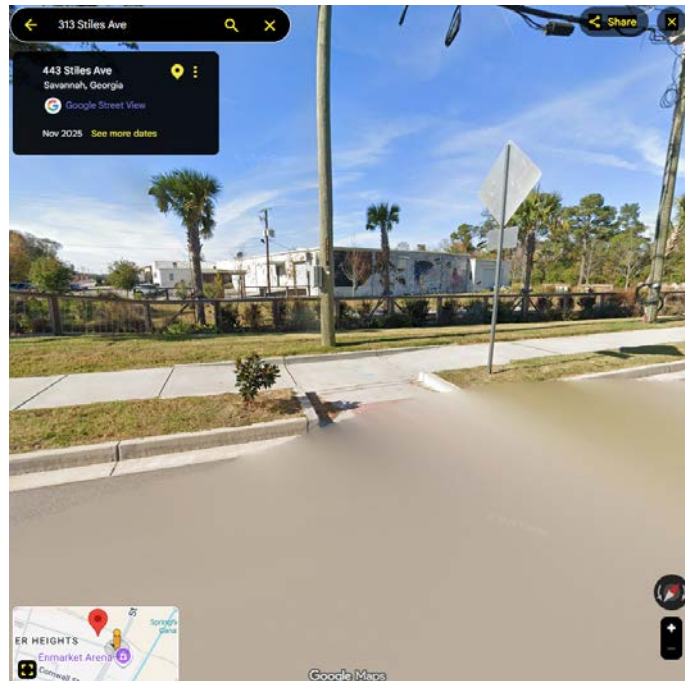


313 Stiles Avenue facing North on Feeley Avenue

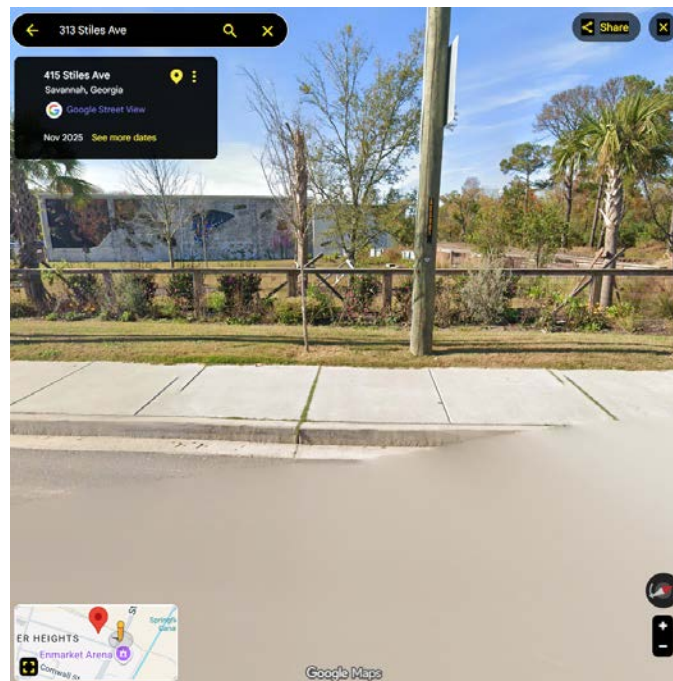


313 Stiles Avenue facing Northwest at intersection of Feeley Avenue and Stiles Avenue

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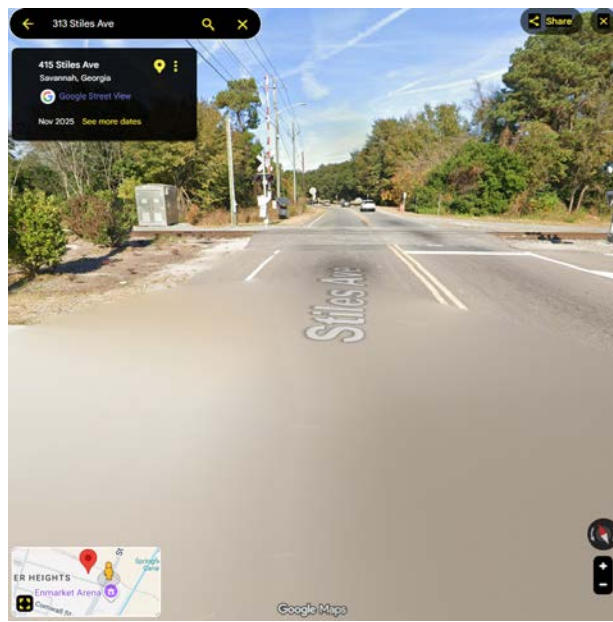


313 Stiles Avenue facing West along Stiles Avenue

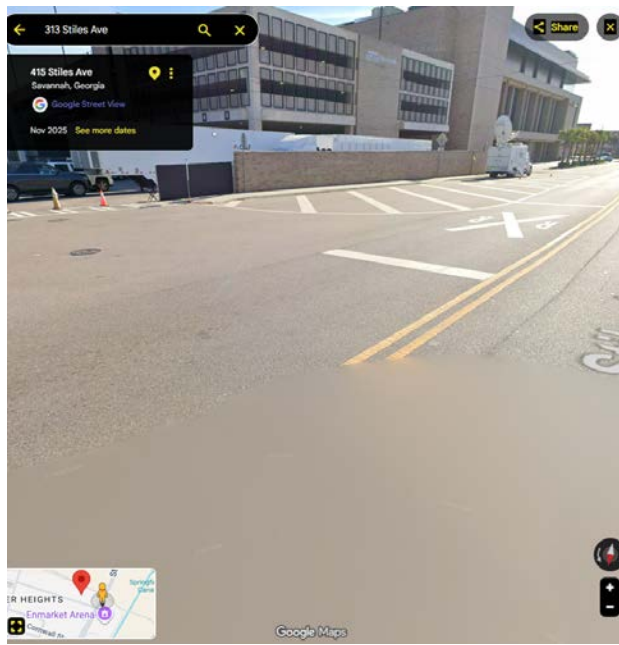


313 Stiles Avenue facing West along Stiles Avenue (location of new signage)

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313 Stiles Avenue facing North along Stiles Avenue



313 Stiles Avenue facing Southeast along Stiles Avenue (Petitioner's property is directly across the street)

FACTS & FINDINGS:

1. The Petitioner is requesting for approval of a variance from Section 9.9.11 and Section 9.9.13 to allow a ground sign that is thirty-four (34) feet by four feet (4) feet wide and four (4) feet off the ground.
2. Section 9.9.11 and Section 9.9.13 of the City's Zoning Regulations is featured below:
 - **Section 9.9.11**

Signs Requiring Permits

The following descriptions and illustrations define the types of [signs](#) that require a sign permit issued in accordance with Sec. [3.15](#), Sign Permit. The standards applicable to each type of sign are set forth below.

Ground Signs

A freestanding sign that is placed in or upon the ground surface, and not attached to any building or structure. The following standards apply to all ground signs listed below. Additional standards may apply to specific sign types.

- a. The maximum height of each ground sign shall be in accordance with Sec. [9.9.12](#).
- b. One (1) ground sign shall be permitted for every 400 feet of lot frontage; however, the number of ground signs shall not exceed three (3) signs per frontage. There shall be at least 400 feet of separation between such signs. The number of ground signs shall not be variable (i.e. additional ground signs shall not be permitted). For the purpose of this Section, lots adjacent to waterways are considered to have lot frontage.

***Commentary:** One (1) ground sign shall be permitted for lots with between one (1) and 400 linear feet of lot frontage. Two (2) ground signs shall be permitted for lots with between 401 and 800 linear feet of lot frontage. Three (3) ground signs shall be permitted for lots with 801 or more linear feet of lot frontage.*
- c. Where a lot has frontage on a street but does not take access from said street, only one (1) ground sign is permitted for that frontage regardless of the length of frontage. For lots with lot frontage on limited access facilities, no ground sign shall be permitted along that frontage.
- d. Where a user places signage on a multi-tenant sign, no additional signage by such user shall be placed on another ground sign with the same frontage as the multi-tenant sign unless additional signs are permitted due to length of lot frontage (see (b) above).

- e. The location of the sign shall not create a hazard or conflict with the movement of pedestrian or vehicular traffic and shall be set back at least 20 feet from any street or [driveway](#) intersection.
- f. No portion of the sign shall be located within two (2) feet of a street right-of-way.
- g. No portion of the sign shall be located within 10 feet from the edge of the pavement or driving surface of any public or private [road](#), drive or [lane](#) and five (5) from the edge of pavement of any vehicular access easement.
- h. Ground signs may be illuminated in accordance with Sec. [9.9.6](#).

- **Section 9.9.13**

9.9.13 Maximum Sign Area

The total sign area for each [use](#) shall not exceed the following maximum sign areas, except for signs associated with a monumental [building](#), [hospital](#), or park (see the appropriate street type map in Sec. [9.9.4](#) to determine street types). Where a ground sign is associated with a monumental building, hospital or park, it shall be permitted a minimum sign area of 30 square feet or the maximum sign area established below, whichever is greater. The maximum sign areas listed below shall not apply when a specific sign area standard is provided in Sec. [9.9.10](#) and [9.9.11](#). The maximum sign area standards for signs within the Special Sign Districts are set forth in Sec. [9.9.17](#).

<u>Table 9.9-2</u> Maximum Sign Area for Ground Signs-Monument Style				
Zoning District	1st Tenant (Total Maximum Sign Area)	2nd Tenant (Additional Sign Area)	3⁺ Tenants (Additional Sign Area per Tenant)	Total Maximum Sign Area
C-, RSF-, RTF, TR-, TN-, RMHP	15	-	-	15
OI-T, TC-	15	10	-	25
B-M	15	10	-	25
RMF-, B-L, A-1	20	10	10	40
D-X, B-N, OI, IL-R on All Other Streets	20	10	10	50

<u>Table 9.9-2</u> Maximum Sign Area for Ground Signs-Monument Style				
Zoning District	1st Tenant (Total Maximum Sign Area)	2nd Tenant (Additional Sign Area)	3⁺ Tenants (Additional Sign Area per Tenant)	Total Maximum Sign Area
D-X, B-N, OI, IL-R on <u>Type II Streets</u>	35	10	10	65
D-X, B-N, OI, IL-R on <u>Type I Streets</u>	50	10	10	80
OI-E,B-C, IL-T, IL, IH on All Other Streets	25	10	10	60
OI-E, B-C, IL-T, IL, IH on Type II Streets	50	15	12	125
OI-E, B-C, IL-T, IL, IH on Type I Streets	75	25	12	160
[1] For properties with frontage on Abercorn Street between Stephenson Avenue and Largo Drive, the maximum sign area for <u>principal use</u> freestanding signs shall be 125 square feet. Business uses which provide outdoor retail sales <u>lots</u> such as <u>vehicles</u> or heavy equipment may increase the sign area by 35 square feet within the BC district; provided such sign shall be set back not less than 35 feet from the street right-of way. For signs between 20 and 40 feet in height support by at least two poles shall be permitted.				

<u>Table 9.9-3</u> Maximum Sign Area for Ground Signs-Pylon Style				
Zoning District	1st Tenant (Total Maximum Sign Area)	2nd Tenant (Additional Sign Area)	3⁺ Tenants (Additional Sign Area per Tenant)	Total Maximum Sign Area
C-, RSF-, RTF, TR-, TN-, RMHP	12	-	-	12
OI-T, TC-	12	8	-	20
B-M	12	8	-	20
RMF-, B-L, A-1	15	10	5	30
D-X, B-N, OI, IL-R on All Other Streets	12	10	10	32
D-X, B-N, OI, IL-R on <u>Type II Streets</u>	20	10	10	45
D-X, B-N, OI, IL-R on <u>Type I Streets</u>	25	10	10	65
OI-E,B-C, IL- T, IL, IH on All Other Streets	20	10	10	45
OI-E, B-C, IL-T, IL, IH on Type II Streets	40	15	10	95

<u>Table 9.9-3</u> Maximum Sign Area for Ground Signs-Pylon Style				
Zoning District	1st Tenant (Total Maximum Sign Area)	2nd Tenant (Additional Sign Area)	3⁺ Tenants (Additional Sign Area per Tenant)	Total Maximum Sign Area
OI-E, B-C, IL-T, IL, IH on Type I Streets	50	15	10	115
[1] For properties with frontage on Abercorn Street between Stephenson Avenue and Largo Drive the maximum sign area shall be 125 square feet. Business uses which provide outdoor retail sales lots such as vehicles or heavy equipment may increase the sign area size by 35 square feet within the BC district; provided such sign shall be set back not less than 35 feet from the street right-of way.				

Commentary: The tables above do not mandate the allocation of sign area per tenant; rather establish the amount of sign area permitted per tenant up to a maximum sign area. For example, an OI-T property with three (3) [tenant signs](#) on a monument style sign is permitted a total of 25 sq. ft. of signage. The sign area can be distributed evenly with 8.3 sq. ft. of signage per tenant or two (2) tenants can have 10 sq. ft. of signage and the third can have five (5) sq. ft. of signage. The allocation of the signage is at the discretion of the sign owner. However, there must be at least three (3) tenants with signage on the sign in order to be permitted the 25 sq. ft. of signage. It is not sufficient to have three (3) or more tenants on the property and only one (1) or two (2) tenant signs on the sign.

<u>Table 9.9-4</u> Maximum Sign Area for Building Signs			
Zoning District	Type I Street (sq. ft.)	Type II Street (sq. ft.)	All Other Streets (sq. ft.)
C-, RSF-, RTF, TR-, TN-, RMHP	20	20	20
OI-T, TC-	32	26	20
B-M	64	48	32
RMF-, B-L, A-1	75	55	40
D-X, B-N, OI, IL-R	200	150	100
OI-E, B-C, IL-T, IL, IH*	300	250	200
* In addition to the above maximum sign area for building signs requirements, one (1) additional sq. ft. of building sign area per two (2) linear feet of building frontage shall be allowed for each two (2) linear feet of building frontage greater than 100 feet along one street within the B-C, IL-T, IL, and IH districts. (For example, a use on a Type II street in a B-C district having 150 feet of building frontage would net an additional 25 sq. ft. of sign area for a building sign--i.e., $150 - 100 = 50$; $50 \div 2 = 25$; $25 + 250 = 275$.)			

3. Per Section 9.9.11 of the City's Zoning Regulations, one (1) ground sign is permitted for lots with between one (1) and 400 linear feet of lot frontage. Two (2) ground signs shall be permitted for lots with between 401 and 800 linear feet of lot frontage. The Petitioner has about 700 feet of frontage on Freely Avenue and about 200 feet of frontage on Stiles Avenue. Therefore, the Petitioner's request to add a second ground sign at the property is consistent with the adopted Zoning Regulations.
4. Per Section 9.9.13 of the City's Zoning Regulations, the maximum sign area for ground signs within the Industrial Limited (I-L) is sixty feet (60 ft.). The Petitioner is requesting for approval of a variance to allow a ground sign that is thirty-four (34) feet by four feet (4) feet wide and four (4) feet off the ground.
5. The Petitioner's proposed new signage will be located behind an existing wood fence that serves as also a natural screen for the post areas of the sign.
6. There's an existing railroad track that runs immediately adjacent to the property where the new ground sign will be located on the property. Also, there's a vacant parcel to the north of the property that's currently full of mature trees. Therefore, the Petitioner's new signage will be in an area that has limited public view outside of the patrons of the Petitioner's business onsite.
7. The property is within the Light Industrial (I-L) Zoning District and the immediate surrounding parcels adjacent to the property also have the I-L Zoning District.
8. The Zoning Board of Appeals may grant variances to certain development standards. Per Section 3.21.10, the granting of variances shall be based on the following criteria:

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 property is within the Downtown Expansion Future Land Use classification. Areas in close proximity to the Central Business District that are identified for growth of retail, office, entertainment, open spaces, institutional, civic, and residential uses. This area is intended to be compatible and interconnected with the Downtown area and surrounding neighborhoods, while also accommodating new forms of urban development. The Petitioner's request is not injurious to the neighborhood or detrimental to the public health, safety, or welfare.

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: The Petitioner's ground sign identifies "Savannah Bee Company" as a business and directs visitors to the Petitioners' facility. The fence "Beetopia" sign specifically marks the beekeeping area and identifies the location of the live bee colonies to ensure visitor safety, guide visitors to the educational experience, and communicate that this is an active bee apiary area. This scenario creates a peculiar circumstance that is not applicable to the surrounding lands within the Limited Industrial (I-L) Zoning District.

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

MPC Comment: The Petitioner appears to be trying to inform visitors to the Bee apiary that there are active bees in the area and for the visitors be able to locate the educational portion of the bee colony areas.

- 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 Petitioner appears to be utilizing signage as a tool to ensure the safety of the Savannah Bee Company's visitors. The Petitioner's proposed signage is also being used as an educational guide for the visitors of the facility.

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 City's Zoning Regulations would not deprive the Petitioner of rights commonly enjoyed by other properties in the same zoning district. Based on the Petitioner's frontage along Freely Avenue and the adopted Zoning Regulations, the Petitioner's request for a second ground sign is allowed on the property. The approval of the Petitioner's variance request does not create an undue hardship for the Petitioner.

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 variance is required so that the Petitioner is provided the opportunity to educate the visitors about the active bee areas and to further serve as a safety awareness tool for the 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: Approval of the Petitioner's variance requests would not confer special privilege upon the Petitioner.

MPC STAFF RECOMMENDATION:

MPC Staff recommends **APPROVAL** of the Petitioner's variance requests from approval of a variance at 313 Stiles Avenue, Savannah, Georgia 31415 (parcel identification number 20030 07003) from the City of Savannah's Zoning Regulations. The Petitioner is requesting the variance for:

1. Section 9.9.11 and Section 9.9.13 to allow a ground sign that is thirty-four (34) feet by four feet (4) feet wide and four (4) feet off the ground.

Note: This recommendation could change subject to new information provided at the Zoning Board of Appeals meeting. Final decisions will be made by the Zoning Board of Appeals at the public hearing based on information provided at the meeting, as well as information submitted for the staff report.