



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:** SEPTEMBER 6, 2022  
**TO:** THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH  
**FROM:** METROPOLITAN PLANNING COMMISSION  
**SUBJECT:** MPC RECOMMENDATION

**PETITION REFERENCED:**

**Petitioner:** Robert McCorkle, Agent for

**Owner:** Paul DeLoach

**Aldermanic District:** 4, Palumbo

**County Commission District:** 1, Stone

**Neighborhood/Subdivision:** Skyland Terrace/Greenway Park/Grove  
Park/Oglethorpe

**Current Zoning District:** RSF-6 (Residential Single-Family)

**Future Land Use (FLU) Category:** Suburban Single Family

**File No.** 22-003744-ZA

**Location:** 8020 Waters Avenue & 1104-1106 Corinth Avenue

**PIN:** 20493 02001A, 20494 08007A, 20493 02001    **Acreage:** 0.69

**MPC ACTION:**

**Denial** of petitioner's request to rezone the property to OI (Office Institutional) and **Approval** to rezone the property to OIT (Office Institutional Transitional).

**MPC STAFF RECOMMENDATION:**

**Denial** of the request to rezone the property from RSF-6 (Residential Single Family) to OI (Office Institutional).

**MEMBERS PRESENT:** 11 + Chairman


Joseph Welch, Chairman  
Travis Coles  
Shedrick Coleman  
Elizabeth Epstein  
Joseph Ervin  
Karen Jarrett  
Michael Kaigler  
Jay Melder  
Wayne Noha

Jeff Notrica  
Dwayne Stephens  
Tom Woiwode

**PLANNING COMMISSION VOTE:** Approve Alternative Recommendation (12-0)

<b>APPROVAL</b> Votes: 12	<b>DENIAL</b> Votes: 0	<b>ABSENT</b>
Welch Coles Coleman Epstein Ervin Jarrett Kaigler Melder Noha Notrica Stephens Woiwode		Boles Watkins

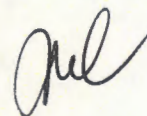
Respectfully submitted,

  
Melanie Wilson  
Executive Director

/ca

Enclosure

cc: Mark Massey, Clerk of Council  
Lester B. Johnson, Assistant City Attorney  
Jennifer Herman, Assistant City Attorney  
Zarina Davis, Department of Inspections  
Bridget Lidy, Department of Inspections  
Candra Teshome, Department of Inspections



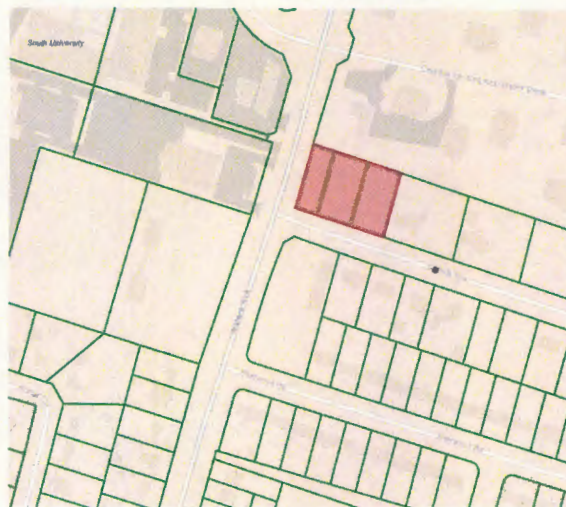




# CHATHAM COUNTY-SAVANNAH METROPLITAN PLANNING COMMISSION

*"Planning the Future, Respecting the Past"*

## STAFF REPORT



*Figure 1 Location Map*

File No. 22-003744-ZA

Location: Corinth Ave & Waters Ave

PIN: 20493 02002, 20493 02001, 20493 02001A

Acreage: 0.69

Prepared by Nirav Gandhi, Planner

**Petitioner:** Robert McCorkle

**Owner:** Paul DeLoach

**Aldermanic District:** 4 - Alderman Nick Palumbo

**County Commission District:** 1 - Commissioner Helen L. Stone

**Neighborhood/Subdivision:** Oglethorpe Park

**Current Zoning District:** RSF-6 (Residential Single Family)

**Future Land Use (FLU) Category:** Suburban Single-Family

### **ISSUE:**

At issue is a request to rezone a property at the intersection of Corinth Avenue and Waters Avenue from RSF-6 (Residential Single Family) to OI (Office Institutional).

### **BACKGROUND**

The subject property consists of three residentially zoned lots at the corner of Corinth Ave and Waters Ave. Corinth Ave is a dead-end street with seven occupied homes and one unoccupied home along it, and across Corinth Ave on the other corner is a church. These properties are also located across Waters Ave from South University. The subject property has 212 feet of frontage



on Corinth Ave and 140 ft of frontage on Waters Ave, with one access already cut on the Corinth Ave side.

The same owner applied for a rezoning to O-I at this location in 2020. The owner continued the petition and eventually withdrew it without the MPC ever hearing it.

### **PUBLIC NOTICE**

Public notice requirements including mailed notices to property owners, newspaper advertisement and sign posting were all met. This area does not have a neighborhood association. At the time of report writing, staff has not received any correspondence regarding the petition, if any is received it will be attached to the agenda item.

### **FACTS AND FINDINGS:**

1. The land uses and zoning districts surrounding the subject property include:

<u>Location</u>	<u>Land Use</u>	<u>Zoning</u>
North	Multi Family Residential	RMF-2-15
East	Single Family Residential	RSF-6
South	Church	RSF-6
West	Institutional	OI-E

The development pattern in the vicinity of the subject property is similar to other southside Savannah neighborhoods that abut arterial streets. It includes, in this case, a single-family neighborhood that is accessed via an arterial roadway.

2. **Existing Zoning District: RSF-6 (Residential Single-Family)**

- a. **Intent of the District:** "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."
- b. **Allowed Uses:** Some of the permitted uses for this district are a single-family residence, a park, a community garden, a municipal fire or police station, a golf course, and uses accessory to a residence. A full list of permitted uses is attached in Tba
- c. **Development Standards:** The development standards for the district appear in the attached table (Table 1).



### 3. Proposed Zoning District: O-I (Office Institutional)

- a. **Intent of the District:** "The Office and Institutional ("OI") district is established to allow office uses as well as a limited number of other uses that are compatible with an office environment. The OI district is intended to be located in close proximity to Nonresidential districts and may be used as a transition between such areas and Residential districts."
  - b. **Allowed Uses:** Permitted uses include, but are not limited to, offices, child/adult care centers, medical institutions, event venues, utilities, pharmacies, banks, and more. A full list of permitted uses is attached.
  - c. **Development Standards:** The development standards for the district appear in the attached table (Table 1).
4. **Land Use Element:** The Comprehensive Plan Future Land Use Map designates the subject property as Residential Suburban Single Family. The proposed district is not consistent with this classification. While it would not be uncommon for corner lots on Waters Avenue to include nonresidential uses, the three properties combined lie well within Corinth Avenue which is exclusively residential.
5. **Public Services and Facilities:** The property is served by the City of Savannah Police Department, City of Savannah water and sewer systems and the Chatham Emergency Services.
6. **Chatham Area Transit:** The property is also served by the Cross Town Route of the CAT.
7. **Transportation Network:** The property can be accessed from Waters Avenue and Corinth Avenue, though the only existing curb cut is on Corinth Avenue.

### ADDITIONAL REVIEW CRITERIA:

#### *a. Suitability and Community Need*

- I. *Whether the range of uses permitted by the proposed zoning district is more suitable than the range of uses that is permitted by the current zoning district.*

**Staff Comment:** The range of uses permitted in the O-I zoning district are not compatible with the residential nature of Corinth Avenue. While corner lots stressed with development pressures due to traffic could be compatible adjacent to residential uses, these properties are undeveloped and can still accommodate residential.



- II. Whether the proposed zoning district addresses a specific need in the county or city.*

**Staff Comment:** Based on observation, there does not appear to be a shortage of opportunities to develop office space within the City of Savannah.

***b. Compatibility***

- I. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;*

**Staff Comment:** Nearby residential uses may be deemed less valuable by the addition of the proposed nonresidential uses due to the fact that the combined properties have significant presence on Corinth and not just Waters Avenue.

- II. Whether the zoning proposal is compatible with the present zoning pattern and conforming uses of nearby property and the character of the surrounding area.*

**Staff Comment:** The proposed OI district is not compatible with other uses that abut Corinth Avenue. While OI districts can act as a transition between residential and nonresidential uses, the specific location and orientation of this property and its surroundings do not necessarily make it a place in need of a transitional zoning.

- III. Whether there are other existing or changing conditions affecting the use and property which give supporting grounds for either approval or disapproval of the zoning proposal.*

**Staff Comment:** While these are properties that have always been undeveloped, the neighborhood has remained stable. The combined properties are large enough to accommodate three residential lots under the current zoning with an adequate buffer from the traffic on Waters Avenue.

***c. Consistency***

*Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan and other adopted plans, such as a redevelopment plan or small area plan.*



**Staff Comment:** The proposed zoning for the subject property is not consistent with the Future Land Use Map, which has designated the area for Single Family Suburban use.

***d. Reasonable Use***

*Whether the property to be affected by the zoning proposal has a reasonable use as currently zoned.*

**Staff Comment:** Under the current zoning the property owner does have reasonable use.

***e. Adequate Public Services***

*Whether adequate school, public safety and emergency facilities, road, ingress and egress, parks, wastewater treatment, water supply and stormwater drainage facilities are available for the uses and densities that are permitted in the proposed zoning district.*

**Staff Comment:** Public services are available and could accommodate the uses permitted in the proposed district. However, commercial traffic along Corinth Avenue poses a significant change for the existing residents.

***f. Proximity to a Military Base, Installation or Airport***

*In accordance with the O.C.G.A. §36-66-6, when a rezoning is proposed for property located within 3,000 feet of a military base, installation or airport, or within the 3,000-foot Clear Zone and Accident Prevention Zones I and II as prescribed in the definition of an Air Installation Compatible Use Zone that is affiliated with such base.*

The subject properties are not within 3,000 feet of a military base or within the other listed zones.

**POLICY ANALYSIS:**

The Planning Commission finds that a rezoning to OI would not necessarily be appropriate while these properties could be used to the fullest potential with the current zoning; however, a transitional zoning such as OI-T could be appropriate for this property. OI-T zoning has been applied to several dozen properties along this corridor over the past decade, especially along

Montgomery Xrds to the south, as a transitional zoning between the Waters Ave commercial corridor and single-family housing. It should be noted that with 122 ft of width along Waters Ave and 29,600 sq ft of area, these properties could be used for their intended use as Single-Family Residences. The character of Corinth Avenue is purely residential, while the character of Water Avenue is entirely commercial and multifamily. This places the property in an ideal transitional zone.

Per the Zoning Ordinance, the proposed zoning district is created to:

*"...allow office uses as well as a limited number of other uses that are compatible with an office environment. The OI district is intended to be located in close proximity to Nonresidential districts and may be used as a transition between such areas and Residential districts."*

The preceding definition could be applied to the subject property. Some uses of the OI district, such as a multistory medical office, would not be appropriate for this spot, but the uses allowed by right in OI-T better fit the character of this property. It should also be noted that OI uses will require a parking lot to be constructed and cars will be entering from Corinth Avenue; this could potentially cause disruption to the residential street, but it would match the pattern of businesses having access on purely residential streets that already exists all across Waters Ave.

#### **RECOMMENDATION:**

The Planning Commission recommends **denial** of the petitioner's original request to rezone to OI (Office Institutional) and instead recommends rezoning to OI-T (Office Institutional Transition).



**RSF-6 Uses**

RSF-6	✓ = Permitted Use L = Limited Use S = Special Use	Use Standards
Single-family detached	✓	
Cluster Development	L	Sec. 8.10
Agriculture, personal	✓	
Community Garden	✓	
Park, general	✓	
Library/community center	✓	
Police/fire station or substation	✓	
Child/adult day care home	L	Sec. 8.3.9 or Sec. 8.7.11
School, public or private (K-12)	L	Sec. 8.3.14 and Sec. 8.7.14
All places of worship	S	Sec. 8.3.15, Sec. 8.7.13, and Sec. 8.8.3(d)
Personal care home, registered	✓	Sec. 8.3.19
Golf course	✓	
Retail consumption dealer (on premise consumption of alcohol)	S	Sec. 8.7.24 and Sec. 7.14
Dock, private	✓	
Dock, Residential Community	✓	
Marina, Residential	✓	
Watercraft Launch/Ramp	✓	
Utilities, major	S	
Utilities, minor	✓	

*Table 1*



# OI-T Uses

OI-T	√ = Permitted Use L = Limited Use S = Special Use	Use Standards
Single-family detached	√	
Agriculture, personal	√	
Community Garden	√	
Park, general	√	
Library/community center	√	
Police/fire station or substation	√	
Child/adult day care home	L	Sec. 8.3.9 or Sec. 8.7.11
Child/adult day care center	L	Sec. 8.3.10 or Sec. 8.7.11
School, public or private (K-12)	√	Sec. 8.3.14 and Sec. 8.7.14
All places of worship	√	Sec. 8.3.15, Sec. 8.7.13, and Sec. 8.8.3(d)
Assisted living facility	√	
Personal care home, registered	√	Sec. 8.3.19
Personal care home, family	√	Sec. 8.3.19
Office, general	√	Sec. 8.4.1
Office, medical	S	Sec. 8.4.3
Art/photo studio; gallery	√	
Services, general	√	
Catering establishment	√	
Instructional studio or classroom	√	
Personal service shop	√	Sec. 8.4.28
Psychic; palmist; medium; fortune teller	√	
Repair-oriented services	√	
Retail consumption dealer (on premise consumption of alcohol)	S	Sec. 8.7.24 and Sec. 7.14
Bed and Breakfast Homestay	L	Sec.8.4.33
Bed and breakfast	L	Sec. 8.4.34
Utilities, major	S	
Utilities, minor	√	

Table 2



Table 3

Table 2: Development Standards		
Standards	RSF-6	OI-T
<b>Lot Dimensions</b>		
Lot area per unit (min sq. ft)	6,000	5,000
Lot width (min ft)	60	50
<b>Building Setbacks (min ft)</b>		
Front yard	20	20
Side (interior) yard	5	15
Side (street) yard	10	5
Rear yard	20	20
Rear yard (adjacent to street/lane)	n/a	n/a
From access easement	5	5
Building Separation	See Fire Code	See Fire Code
<b>Building Coverage (max)</b>	n/a	40%
<b>Height (max ft)</b>	n/a	36