



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: July 15, 2025
TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: Special Use Permit Request

PETITION REFERENCED:

Owner: Volpi Holdings, LLC & Pooler Reserve LLC

Agent: Robert McCorkle

Address: 0 Bull St & 12, 14 & 16 E 40th St

Alderman District: 2 - Detric Leggett

County Commission District: 2 - Malinda Scott Hodge

Property Identification Number: 20065 39015, 20065 39011, 20065 39012 & 20065 39013

Petition File Number: 25-002526-ZA

MPC ACTION:

The Planning Commission recommends **approval** of the request for a Special Use Permit to establish a principal use Parking Facility on the four subject parcels.

MPC STAFF RECOMMENDATION:

MPC Staff recommends **approval** of the request for a Special Use Permit to establish a principal use Parking Facility on the four subject parcels.

MEMBERS PRESENT: 10

Traci Amick
Laureen Boles
Travis Coles – Vice Chair
Joseph Ervin
Karen Jarrett – Chairwoman
Jeff Notrica
Stephen Plunk
Joseph Welch
Amanda Wilson
Tom Woiwode

PLANNING COMMISSION VOTE: Approve Staff Recommendation. (10-0)

APPROVAL Votes: 10	DENIAL Votes:	ABSENT	Abstain	Recused
Amick Boles Coles Ervin Jarrett Notrica Plunk Welch Wilson Woiwode		Kaigler Melder Ross Stephens		



Respectfully submitted,



Melanie Wilson
Executive Director and CEO

MW/sh

Enclosure

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



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

Council Report

To: City Council
From: Planning Commission
Date: July 15, 2025
Subject: Special Use Permit Request
Property Owner: Volpi Holdings, LLC & Pooler Reserve, LLC
Agent: Robert L. McCorkle III – McCorkle, Johnson & McCoy LLP
Address: 0 Bull Street & 12,14, and 16 E 40th Street
Alderman: District 2 – Alderman Detric Leggett
County Commission: District 2 – Malinda Scott Hodge
Property Identification Number(s): 20065- 39011, 39012, 39013, 39015
Zoning District(s): TC-1 (Traditional Commercial - 1) and
TN-2 (Traditional Neighborhood – 2)
Petition File No.: 25-002526-ZA

REQUEST: The Petitioner requests approval of a Special Use Permit pursuant to Section 3.10 of the Savannah Zoning Ordinance to establish a principal use Parking Facility on four properties developed jointly and zoned TC-1 (Traditional Commercial-1) and TN-2 (Traditional Neighborhood-2).

The Special Use process includes review and recommendation by the Planning Commission with final consideration by Savannah City Council.



BACKGROUND:

Google Streetview imagery indicates use of the subject parcels for parking dating back to at least 2007. Based on available permitting data in *EnerGov*, the site was likely improved most recently in or about 2012.

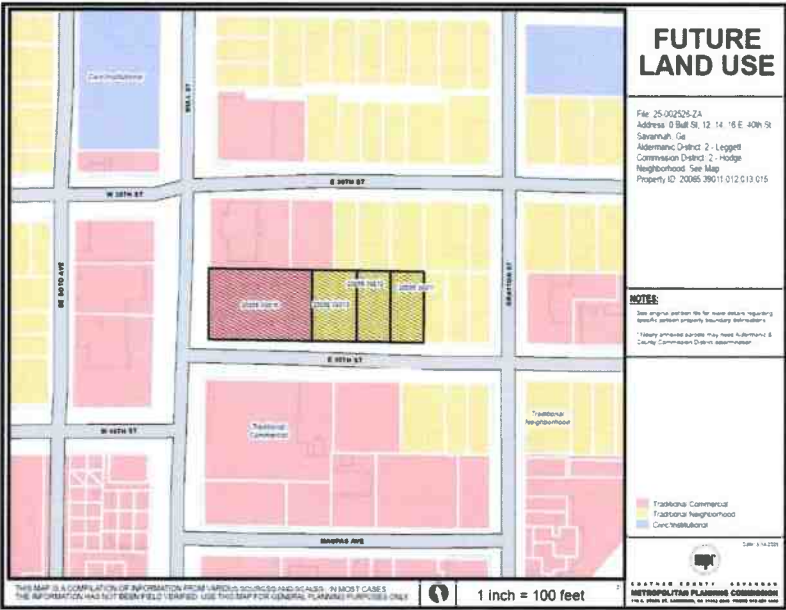


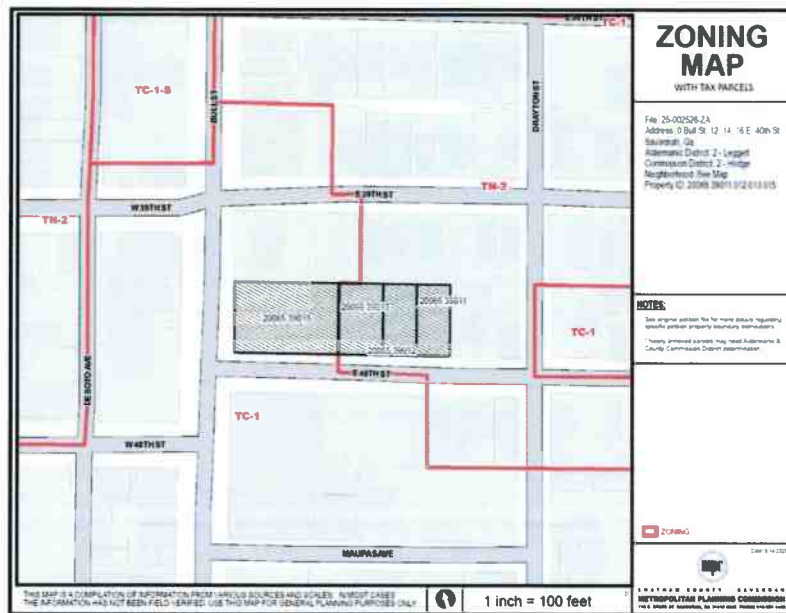
Google StreetView 2007 and 2022

- 1. **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. The notice included instructions on how to access the meeting via the internet.
- 2. **Existing Development Pattern:**

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

Location	Land Use	Existing Zoning
North	Personal Services	TC-1, TN-2
South	Personal Services/Restaurant/ Auto Repair	TC-1
East	Two-family Dwelling	TN-2
West	Bull Street/Retail	TC-1





3. General Provisions 3.10.2:

The General Provisions for Special Uses identify the purpose of the process and are as follows:

- Special Uses within each zoning district are uses that would not be appropriate generally or without restriction but which, if controlled as to number, area, location, or relation to other uses may be appropriate in a particular zoning district.
- A Special Use permit shall be required for all Special Uses (identified with an “S” designation) as set forth in the permitted use table in [Sec. 5.4, Principal Use Table](#) or as part of a use condition in [Article 8.0, Use Standards](#).
- Specific use standards may be applicable to the approved Special Use.
- Any use or activity on the property not specifically permitted by [Article 5.0, Base Zoning Districts](#), or the Special Use permit as modified, shall be deemed unlawful and subject to [Article 12.0](#).

4. Review Criteria for Special Use Permits Section 3.10.8:

When reviewing a Special Use permit request, the review authority shall consider the following criteria:

- a) Whether the Special Use is consistent with the intent, goals, strategies, policies, guiding principles and programs of the Comprehensive Plan and other adopted

plans;

Staff Comment: The Comprehensive Plan Future Land Use Map (FLUM) designates the subject property as Traditional Commercial and Traditional Neighborhood. Traditional Commercial districts are business areas in close proximity to Downtown Savannah or in outlying historically settled areas. This category includes commercial uses that should be compatible with the character and scale of adjacent neighborhoods, most often found along collectors and arterials. Characteristics include walkability, limited or on street parking, and multi-tenant retail. Similarly, Traditional Neighborhood areas are Residential areas in close proximity to downtown or in outlying historically settled areas. This category includes non-residential uses that are compatible with the residential character of neighborhoods.

The zoning and FLUM designations of the properties are currently consistent with the requirements of the Ordinance.

Under both the Traditional Commercial and Traditional Neighborhood zoning designations, principal use Parking Facilities require a Special Use Permit.

- b) Whether specific use standards for the Special Use, if any, as provided in Article 8.0, Use Standards, can be achieved;

Staff Comment: The specific standards for this Special Use have been met.

8.6.2 Parking Facility

In Downtown districts, surface parking facilities approved after the Effective Date of this Ordinance shall be screened from streets (excluding lanes) with a combination of masonry wall, decorative fencing, and/or landscaping, as deemed appropriate by the Planning Director. Pre-existing (nonconforming) parking facilities in existence as of the Effective Date of this Ordinance shall not be required to comply with the requirements of this Section unless substantial modifications are proposed.

- c) Whether the Special Use is detrimental to the public interest, health, safety, welfare, function, and appearance of the adjacent uses or general vicinity by reason of any one or more of the following: the number, area, location, height, orientation, intensity (such as traffic, noise, odor, hours of operation), or relation to the neighborhood or other adjacent uses.

Staff Comment: The request is unlikely to be detrimental to the public interest, health, safety, welfare, function, and appearance of the adjacent uses or general vicinity. The property has functioned as parking lot for many years. The present request stems from a Code Enforcement action to bring the use of the lot into compliance with current City regulations for parking lots not accessory to a principal use.

- d) Whether the subject property is adequate in shape and size to accommodate the Special Use.

Staff Comment: The site is currently fully developed for the requested use.

- e) Whether adequate public facilities are available to serve the proposed use, including, but not limited to water; sanitary sewer; stormwater drainage facilities; public safety and emergency facilities; roadway capacity; vehicular ingress and egress; or, that the Petitioner will provide adequately for such services and for placement in an appropriate location.

Staff Comment: Adequate public facilities are available to support the proposed use.

- f) Whether the Special Use will result in the destruction, loss, or damage of any feature determined by the review authority to be of natural, cultural, scenic, or historic importance.

Staff Comment: There will be no loss, destruction, or damage to any site or structure of natural, cultural scenic or historic importance.

POLICY ANALYSIS:

The Special Use provisions of the Savannah Zoning Ordinance are designed to allow the reviewing authorities to consider the establishment of uses in zoning districts, where the use may be appropriate but should not be allowed by right. The review criteria outlined in Section 3.10.8 are the standards for considering a Special Use. In evaluating the request against these standards, the subject property and proposed use may be regarded as appropriate.

ALTERNATIVES:

1. Approve the Petitioner's request as presented or with recommended and/or other conditions.
2. Deny the Petitioner's request.

RECOMMENDATION:

The Planning Commission recommends approval of the request for a Special Use Permit to establish a principal use Parking Facility on the four subject parcels.