



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 16, 2025

TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH

FROM: METROPOLITAN PLANNING COMMISSION

SUBJECT: Zoning Map Amendment

PETITION REFERENCED:

Owner: Christopher Woods LLC

Agent: Joshua Yellin

Address: 11965 Apache Avenue

Alderman District: 6 – Kurtis Purtee

County Commission District: 6 – Aaron "Adot" Whitely

Property Identification Number: 20845 01013

Petition File Number: 25-004180-ZA

MPC ACTION:

The Planning Commission recommends **approval** of the request to rezone the subject property to RMF-2-25.

MPC STAFF RECOMMENDATION:

MPC Staff recommends **approval** of the request to rezone the subject property to RMF-2-25.

MEMBERS PRESENT: 10

Traci Amick
Laureen Boles
Travis Coles – Vice Chair
Karen Jarrett – Chairwoman
Jay Melder
Jeff Notrica
Coren Ross
Dwayne Stephens
Amanda Wilson
Tom Woiwode

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

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



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



CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

"Planning the Future, Respecting the Past"

Council Report

To: City Council
From: Planning Commission
Date: September 16, 2025
Subject: Zoning Map Amendment

Applicant/Agent: Joshua Yellin, for Christopher Woods LLC

Address: 11965 Apache Avenue

PIN: 20845 01013

Site Area: 1.45 acres

Alderman District: 6 – Kurtis Purtee

Chatham County Commission District: 6 – Aaron "Adot" Whitely

Request: Rezone from B-C (Community Business) and OI-E (Office and Institutional – Expanded) to RMF-2-25 (Residential Multi Family -2-25)

File Number: 25-004180-ZA-MAP

Request

The Petitioner requests amendment of the Zoning Map from Rezone from B-C (Community Business) and OI-E (Office and Institutional – Expanded) to RMF-2-25 (Residential Multi Family -2-25) in association with a proposal to construct apartment units by the junction at Shawnee St. and Apache Ave.

The rezoning request is consistent with the Future Land Use Map (FLUM) designation of Residential-General, which supports the proposed Residential Multi-Family-2-25 (RMF-2-25) zoning district.

Site

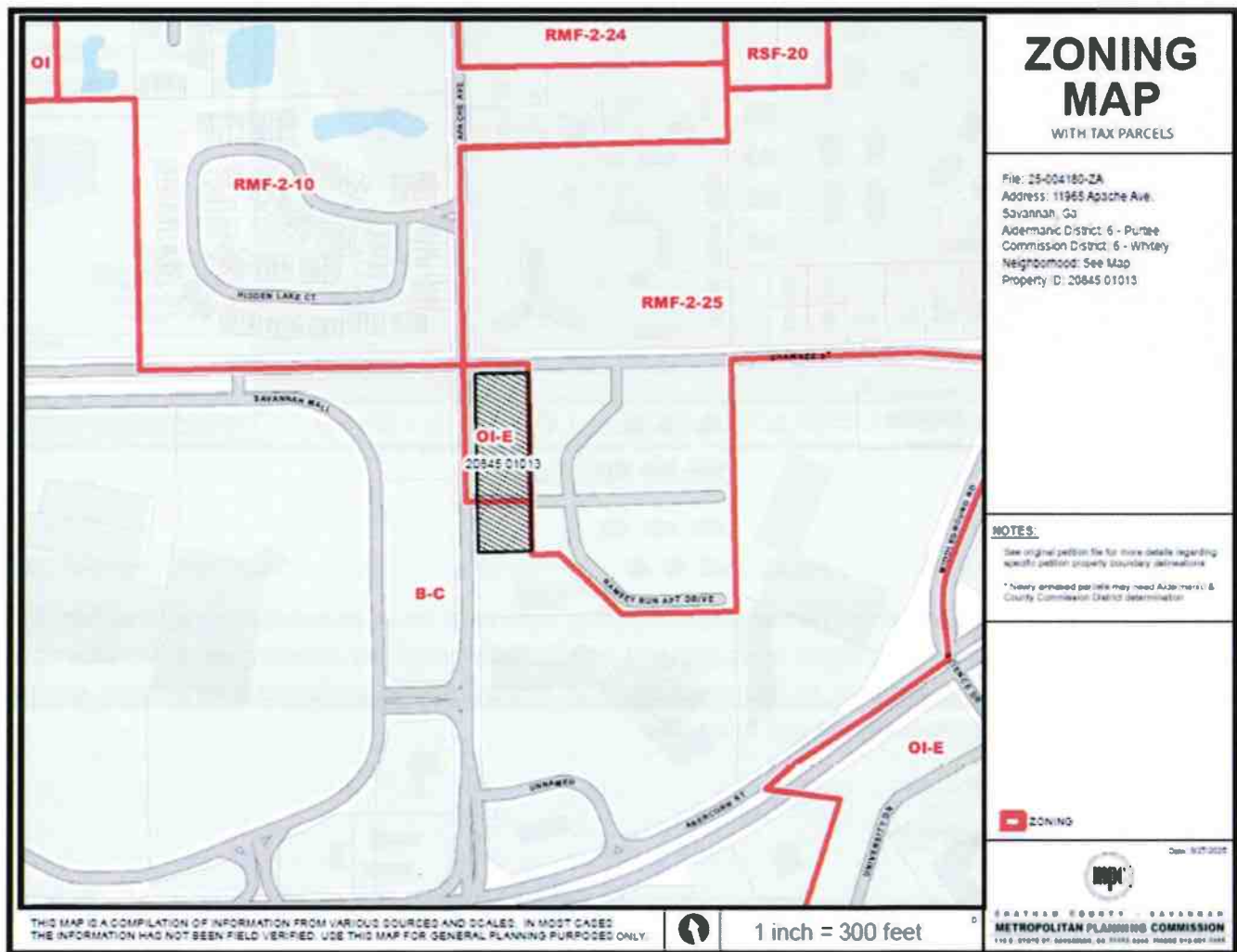
The subject property is currently vacant. The proposal includes a new 320 sq ft building footprint for a 36-unit apartment development. The project conforms with all applicable development standards, with the exception of the rear setback requirement, and may also require a variance for the minimum 15-foot parking area setback from Apache Avenue, as it is classified as a collector street, based on the concept plan.



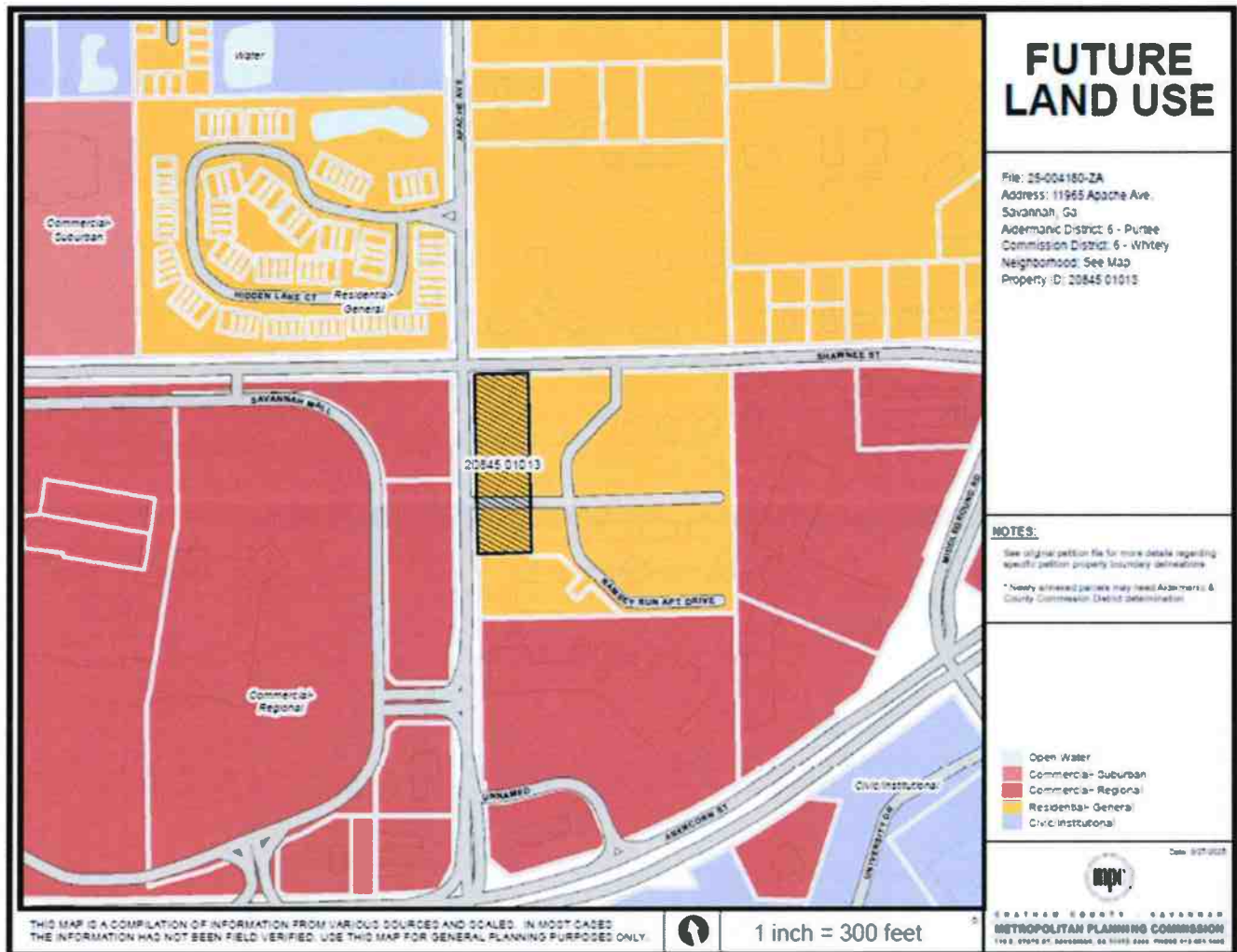
Existing Zoning and Development Pattern

The subject parcel is currently zoned B-C (Community Business).

Location	Land Use	Existing Zoning
North	Regional General	RMF 2-25
South	Regional General and Regional Commercial	B-C
East	Residential General and Regional Commercial	RMF 2-25
West	Regional Commercial	B-C



Current Zoning Map



Current FLUM Map

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 15 days prior to the meeting. The mailed notice included instructions on how to access the public meeting via the internet.

Neighborhood Meetings

The Petitioner has notified (on 08/05/2025) the Wilshire Neighborhood Association that the proposed use will be presented at an upcoming regular community meeting. As of the writing of this report, that meeting has not yet occurred.

Impact and Suitability

Public Services and Facilities

The site is served by City water, sewer and stormwater systems. Modifications requiring the issuance of a site development permit will go through the site plan review process which includes approval of all applicable departments. A final occupancy limit has not yet been determined.

Comprehensive Land Use Plan Element

The rezoning request is consistent with the Future Land Use Map (FLUM) designation of Residential-General, which supports the proposed Residential Multi-Family-2-25 (RMF-2-25) zoning district.

Residential-General FLUM areas are characterized by higher-density residential development (over 10 units per acre), including multi-family, attached, small-lot single-family, and mixed-use with upper-story residential, along with compatible non-residential uses that maintain the neighborhood's residential scale and character.

Existing Zoning District

- **Intent of the B-C Zoning District:**

The B-C district is established to accommodate a range of nonresidential uses that serve a community-wide market area and upper story residences. Uses in this district are intended to be located primarily on collector or arterial streets.

- **Allowed Uses:** The uses allowed in the zoning district appear in a chart appended to the end of this report.
- **Development Standards:** The development standards of the B-C zoning district appear in a chart appended to the end of this report.
- **Intent of the OI-E Zoning District:**

The Office and Institutional-Expanded ("OI-E") district is established to allow office uses as well as limited residential, group living, health care, educational, cultural, lodging and service uses. The OI-E district is intended to serve a transition district between the more intensive Nonresidential districts and less intensive districts.

- **Allowed Uses:** The uses allowed in the zoning district appear in a chart appended to the end of this report.

- Development Standards: The development standards of the OI-E zoning district appear in a chart appended to the end of this report.

Proposed Zoning District

- Intent of the RMF-2-25 Zoning District:

The RMF-2-25 (Residential Multi-Family 2-25) zoning district allows multi-family and other residential developments with specific density established at the time of rezoning (e.g., RMF-2-25). Unlike RMF-1, RMF-2 is intended for locations near higher-classification roads, mass transit, retail, and employment centers. A limited number of nonresidential uses are permitted if they are compatible with the residential character of the area.

- Allowed Uses: The uses allowed in the RMF-2-25 zoning districts appear in a chart appended to the end of this report.
- Development Standards: The development standards of the RMF-2-25 zoning districts appear in charts appended to the end of this report.

Zoning Ordinance Review

The following review criteria for rezoning are prescribed in the Savannah Zoning Ordinance Sec. 3.5.8:

Suitability and Community Need

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

MPC Comment: *Apartment uses are permitted within the OI-E zoning district but are not allowed under the current B-C zoning. The proposed use is appropriate under the requested RMF-2-25 (Residential Multi-Family, 25 units/acre) designation. Given that the parcel is split-zoned, with OI-E applying only to a portion of the site and B-C being the prevailing zoning on the remainder, a rezoning to RMF-2-25 is necessary to facilitate the proposed development and is appropriate for establishing zoning consistency across the parcel.*

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

MPC Comment: *The proposed zoning change aligns with the City's goals for addressing current and future housing demand.*

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

MPC Comment: *The requested zoning district is appropriate for the site given its context and configuration.*

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

MPC Comment: *The requested zoning is appropriate and compatible, as it would permit multifamily residential uses in an area well-suited for such development. The subject property is located by a collector street and is surrounded by existing multi-family and commercial uses, providing convenient access to transportation corridors, employment centers, and services that support higher-density residential living.*

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

MPC Comment: *The property's split zoning, with apartments permitted in the OI-E portion but not in the B-C portion creates a barrier to development. Since the B-C zoning must be changed to allow the proposed apartments and OI-E is not used on nearby parcels, rezoning to RMF-2-25 provides a consistent and appropriate designation for the intended multi-family use.*

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.

MPC Comment: *The requested zoning change is consistent with the existing FLUM of Residential General and the Comprehensive Plan.*

Reasonable Use

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

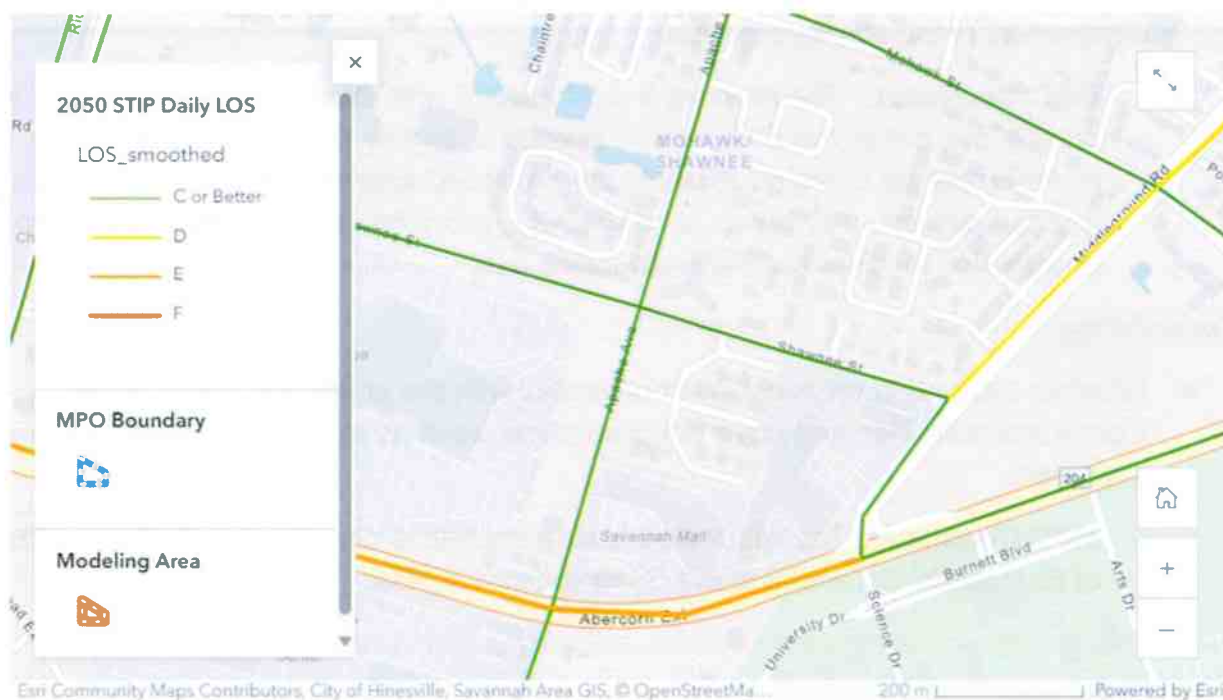
MPC Comment: *The subject parcel has reasonable use as presently zoned and developed. However MPC staff recommends the rezoning the parcel to amend the split zoning of the parcel.*

Land 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.

MPC Comment: Adequate City services will be available to serve the proposed use. Modifications requiring the issuance of a site development permit will go through the site plan review process which includes approval of all applicable departments.

However, the proposed development will generate increased traffic, and ingress and egress will need to be carefully evaluated. [Preliminary 2050 STIP](#) data currently evaluates the daily level of service (LOS) for Apache Avenue and Shawnee Street as 'C or better'. Facilities with LOS A through C were identified as minimally congested; LOS D as acceptable; while LOS E as moderately congested; and LOS F as heavily congested. For CORE MPO MPA purposes, anything below LOS D is unacceptable and needs to be mitigated. These levels of congestion were identified by the MPO and GDOT Travel Demand model. Continued interjurisdictional efforts should be encouraged to promote coordination in development phasing and upgrade of our transportation network. The potential for Chatham Area Transit service should also be explored.



2050 STIP Daily LOS Data

Proximity to a Military Base, Installation or Airport

MPC Comment: The subject parcel is within an installation AICUZ or APZ, and is in proximity of the Hunter Army Airfield.

Recommendation

The Planning Commission recommends **approval** of the request to rezone the subject property to RMF-2-25.