



METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

DATE: November 4, 2024
TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: Special Use

PETITION REFERENCED:

Petitioner: Robert McCorkle, III, McCorkle, Johnson & McCoy, LLP

Property Owner: Jeffrey Notrica

Address: 1210 Drayton St, 108 E Henry St, 112 E Henry St

Alderman: District - District 2 – Alderman Detric Leggett

County Commission: District - District 2 – Commissioner Malinda Scott Hodge

Property Identification Number(s): 20053 03017, 20053 03018, 20053 03005

Petition File No.: 24-005474-ZA

MPC ACTION:

The Planning Commission recommends **approval** of the requested Special Use with the following conditions:

1. The requested Special Use shall consist only of a surface parking lot. Any expansion of the parking facility shall require review and approval by City Council.
2. Encourage the developer to work alongside the City to improve the sidewalk.

MPC STAFF RECOMMENDATION:

The MPC Staff recommends **approval** of the requested Special Use with the following conditions:

1. The requested Special Use shall consist only of a surface parking lot. Any expansion of the parking facility shall require review and approval by City Council.

MEMBERS PRESENT: 10

Traci Amick Joseph Ervin
Dwayne Stephens Stephen Plunk
Coren Ross Michael Kaigler
Tom Woiwode Jay Melder
Laureen Boles
Amanda Wilson
Travis Coles – Vice Chair
Karen Jarrett – Chairwoman



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

APPROVAL Votes: 10	DENIAL Votes: 0	ABSENT	Abstain	Recused
Amick Coles Melder Plunk Woiwode Boles Jarrett Kaigler Stephens Wilson		Ross Ervin Welch		Notrica

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, Planning and Urban Design



CHATHAM COUNTY-SAVANNAH
METROPOLITAN PLANNING COMMISSION

"Planning the Future, Respecting the Past"

Council Report

To: City Council

From: The Planning Commission

Date: November 4, 2024

Subject: Special Use Permit Request

Property Owner: Jeffrey Notrica

Agent: Robert McCorkle, III, McCorkle, Johnson & McCoy, LLP

Address: 1210 Drayton St, 108 E Henry St, 112 E Henry St

Alderman: District 2 – Alderman Detric Leggett

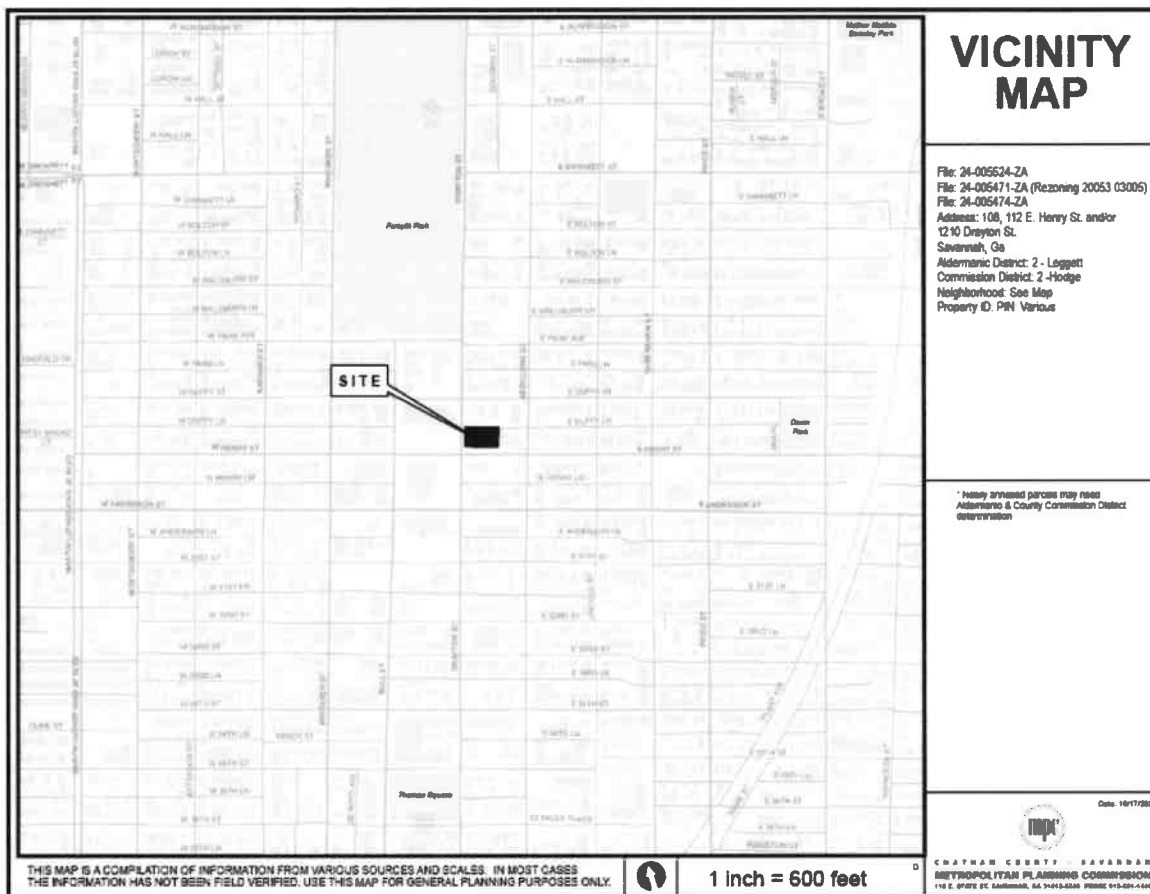
County Commission: District 2 – Commissioner Malinda Scott Hodge

PIN's: 20053 03017, 20053 03018, 20053 03005

Zoning District: TC-1 (Traditional Commercial) and TN-1 (Traditional Neighborhood)

Petition File No.: 24-005474-ZA

REQUEST: The Petitioner requests approval of a Special Use Permit pursuant to [Section 8.62](#) of the Savannah Zoning Ordinance to establish a '*parking facility*'. Per the Zoning Ordinance, a '*Parking Facility*' is defined as "*An off-street parking area not accessory to a principal use. Includes public and commercial parking facilities.*"



1210 Drayton St, 108 E Henry St, 112 E Henry St, and Vicinity

BACKGROUND: The subject properties are located at 1210 Drayton St, 108 E Henry St, 112 E Henry St are situated at the intersection of Drayton St and E Henry St. The parcels in question consist of approximately 0.44 acres.

The building at 1210 Drayton St (Parcel ID: 20053 03017), originally constructed in 1959 as a service station, and the building at 108 E Henry St (Parcel ID: 20053 03018), built in 1952 as a storage warehouse, were both non-contributing structures. These buildings were demolished in 2023 under permit (23-004850-COA). Additionally, the parcel at 112 E Henry St (Parcel ID: 20053 03005) had remained vacant.

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	Housing	TN-1
South	Hospital	TC-1
East	Marketing Company	TN-1
West	Vacant Building and Lot	TC-2

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 Petitioner's proposal to redevelop a series of vacant lots into a formal parking facility would be beneficial in the short term by both improving the aesthetics of the site and providing additional parking for the surrounding commercial uses. It is also reasonable to assume the site will be redeveloped for mixed or commercial use in the future. The requested rezoning is thus appropriate in both circumstances.

- b) Whether specific use standards for the special use, if any, as provided in Article 8.5.3, Use Standards, can be achieved;

Staff Comment: *Section 8.6.2* states that in 'Downtown' districts parking facilities "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." Although the subject property is not within a Downtown district, it would be advisable to require the installation of a fence, wall or landscaping to obscure the view of the proposed parking lot and to define the pedestrian realm in a district intended to maintain walkability.

- 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 subject parcels are presently undeveloped and largely unimproved. It is likely they will be utilized for off-street parking whether improved or unimproved. This being the case, establishment of a formal parking facility is a better use of the subject parcels. Staff finds that the approval of a Special Use permit for this use is unlikely to be detrimental to the public interest, health, safety, welfare, function or appearance of adjacent uses or general vicinity by orientation, intensity (such as traffic, noise, odor, hours of operation), or relation to the neighborhood or other adjacent uses

once all requirements of a Specific Site Development Plan have been met and approved.

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

Staff Comment: The subject property is adequate in shape and size to accommodate the requested Special 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 applicant 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 within the existing and proposed structures. Note that the property used to be a gas station which could have contaminated the site.

- 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 as the properties are non-contributing.

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. The site has previously been operated for the proposed use and will undergo significant site improvements as part of the re-establishment of the future use. If properly regulated, the proposed use is unlikely to have a negative impact on adjacent properties.

RECOMMENDATION:

The Planning Commission recommends **approval** of the requested Special Use with the following conditions:

1. The requested Special Use shall consist only of a surface parking lot. Any expansion of the parking facility shall require review and approval by City Council.
2. Encourage the developer to work alongside the City to improve the sidewalk.