



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:** May 21, 2024  
**TO:** THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH  
**FROM:** METROPOLITAN PLANNING COMMISSION  
**SUBJECT:** Rezoning Amendment

**PETITION REFERENCED:**

**Petitioner:** Robert L. McCorkle, III  
**Property Owner:** Waters QOZB, LLC  
**Address:** 1100 East 31<sup>st</sup> Street  
**Alderman:** District - 2 – Detric Leggett  
**County Commission:** District - 2– Malinda Hodge  
**Property Identification Number:** 20055 08016  
**Petition File No.:** 24-002022-ZA-MAP

**MPC ACTION:**

The Planning Commission recommends **approval** of the request to rezone 1100 East 31st Street property from TR-2 to TC-1.

**MPC STAFF RECOMMENDATION:**

The MPC Staff recommends **approval** of the request to rezone 1100 East 31st Street property from TR-2 to TC-1.

**MEMBERS PRESENT:** 11

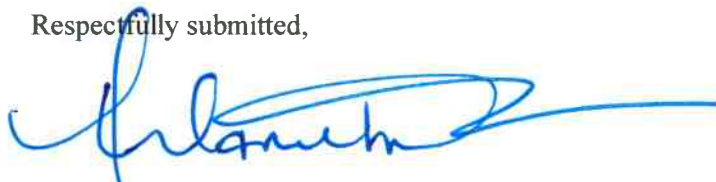
Traci Amick	Jeff Notrica
Stephen Plunk	Joseph Welch - Online
Travis Coles- Vice Chair	Jay Melder
Karen Jarrett – Chairwoman	Michael Kaigler
Laureen Boles	Joseph Ervin
Coren Ross	

**PLANNING COMMISSION VOTE:** Approve Staff Recommendation with conditions.  
(11-0)

<b>APPROVAL Votes: 11</b>	<b>DENIAL Votes: 0</b>	<b>ABSENT</b>
Amick Coles Melder Notrica Plunk Welch Ervin Boles Jarrett Kaigler Ross		Stephens Woiwode Noha



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"*

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**STAFF REPORT**

To: The City Council  
From: The Planning Commission  
Date: May 21,2024  
Subject: Zoning Map Amendment  
Agent: Robert L. McCorkle, III for Waters QOZB, LLC  
Address: 1100 East 31<sup>st</sup> Street  
PIN's: 20055 08016  
Site Area: 0.14 Acres  
Aldermanic District: 2 – Alderman Detric Leggett  
Chatham County Commission District: 2 – Commissioner Malinda Scott Hodge  
File Number: 24-002022-ZA-MAP  
Neighborhood/Subdivision: Live Oak  
Current Zoning District: TR-2 (Traditional Residential-2)  
Future Land Use (FLU) Category: TC (Traditional Commercial)

**Request:** The Petitioner requests the rezoning of the subject parcel from a TR-2 (Traditional Residential-2) district to a TC-1 (Traditional Commercial-1) consistent with the historic use and current FLUM designation of the subject property.

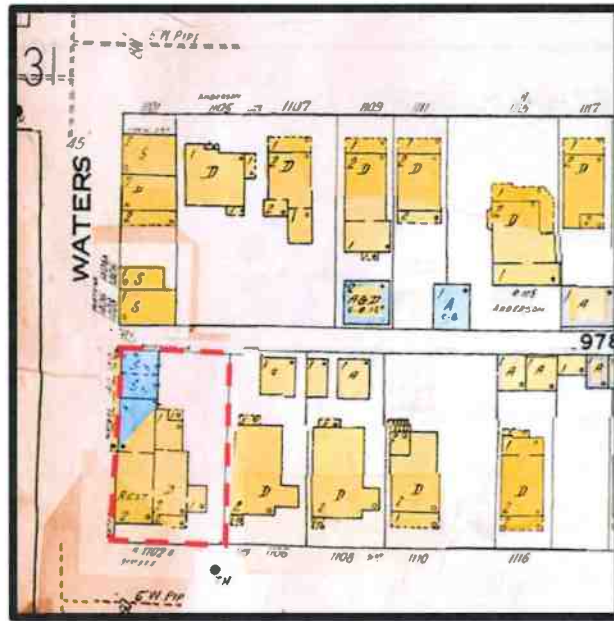
**Facts and Findings**

**Public Notice:** As required by the City of Savannah Zoning Ordinance, all property owners within 300 feet of the subject property were sent notices of the proposed rezoning. Public notice was also posted on site.

**Neighborhood meeting:** MPC staff is unaware of any community engagement on the part of the Petitioner with the Live Oak neighborhood.

**Background:** The property's earliest recorded map, from the 1916 Sanborn maps, indicates it was vacant at that time. According to the deed submitted to the MPC by the applicant, the property was

utilized for industrial purposes until 2003. A two-story building, with the ground floor likely used for commercial purposes and the second floor for residential purposes, was demolished by 2023.



The annotations indicate historic restaurant and retail use on the site.

### Impact and Suitability

1. **Transportation Network:** The site has 100’ of frontage on Waters Avenue and 60’ of frontage on East 31<sup>st</sup> Street, both two-lane roads. East Anderson Lane runs north of the parcel. Sidewalks exist south of the parcel along E 31<sup>st</sup> Street and west along Waters Avenue.
2. **Public Services and Facilities:** The subject parcel has access to the City’s public water, sewer, and stormwater systems.
3. **Chatham Area Transit (CAT):** CAT bus routes run with Waters Ave and East Anderson Street in the vicinity of the parcel. There are three (3) bus stops at the junction of East Anderson Street and Waters Avenue. There is one bus stop 130 feet southwest on Waters Avenue.
4. **Comprehensive Plan Land Use Element:** The Chatham County-Savannah Comprehensive Plan Future Land Use Map (FLUM) designated the subject property as Traditional Commercial. The proposed rezoning to TC-1 (Traditional Commercial -1) will be compatible with the surrounding FULM and zoning designations of Traditional Commercial and the residential and commercial uses of the neighborhood.
5. **Existing TR-2 Zoning District:**
  - a. **Intent of the TR-2 District:** To accommodate predominately residential neighborhoods that were mostly developed prior to 1950, and that tend to have smaller lot sizes and a

variety of housing types compared to those in the Single-Family Residential districts. The Traditional Residential districts are also intended to encourage compatible residential infill. While the districts are intended to accommodate residential uses, limited nonresidential uses that are compatible with residential neighborhoods may also be allowed. This district may be applied only to the following neighborhoods: Benjamin Van Clark Park, Eastside and Live Oak.

- a. Allowed Uses: Residential uses of; single-family detached and two-family over/under units. For other uses please refer Sec. 8.3.5.4. Principal Use Table of City of Savannah Code of Ordinances.
- b. Development Standards: The development standards for the TR-2 district have been appended to the end of this report.

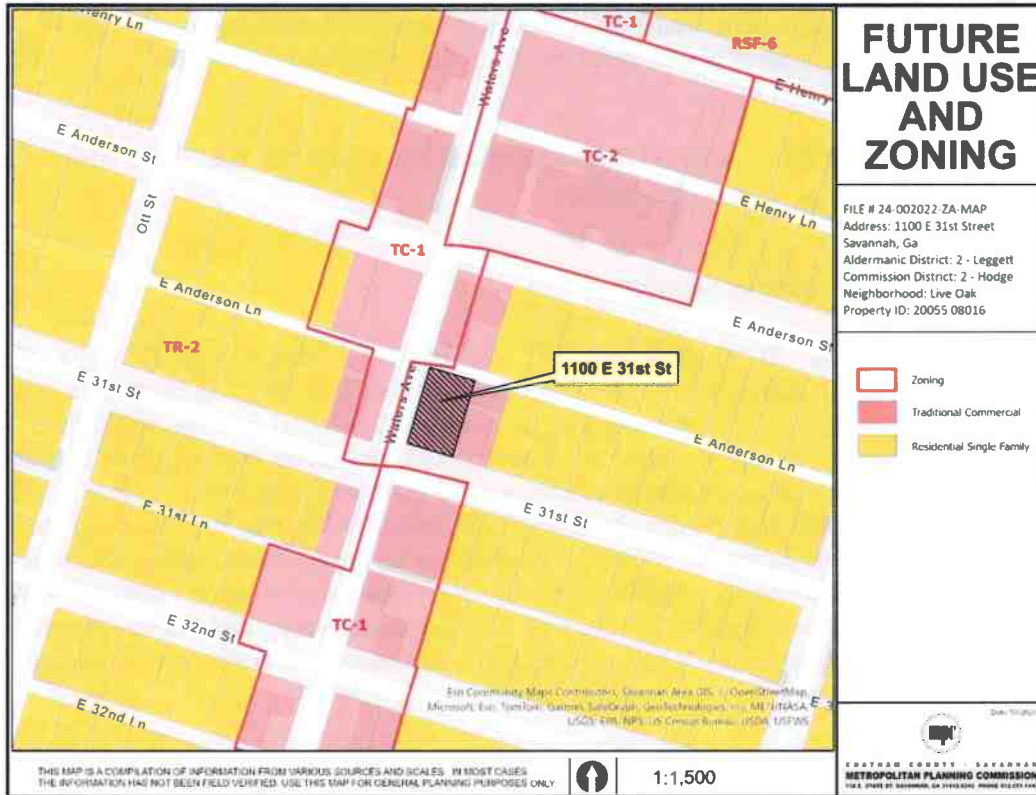
6. Proposed TC-1 Zoning District:

- b. Intent of the TC-1 District: The Traditional Commercial (“TC-”) districts are established to allow commercial-oriented mixed-use development in areas that were developed in the 19th and early 20th centuries. Several factors, including location on higher classifications of streets, development standards that emphasize pedestrianism and the continuation of historic development patterns, combine to create a “Main Street” character within these districts. The TC districts are intended to be used in conjunction with nearby or adjacent TN and TR districts to create sustainable neighborhoods with convenient access to neighborhood-serving commercial uses. The TC-1 district was established to ensure the vibrancy of historic mixed-use neighborhoods with traditional development patterns characteristic of Savannah during the streetcar and early automobile eras.
- c. Allowed Uses: Residential uses of; single-family attached and detached units, two-family units, three-family or four-family units, townhouses, stacked townhouses, apartments, mixed use upper story residential, dormitory or student housing. For other uses please refer Sec. 8.3.5.4. Principal Use Table of City of Savannah Code of Ordinances
- d. Development Standards: The development standards for the TC-1 district have been appended to the end of this report.

7. Development Pattern: The development pattern in the area is characterized as Urban Core with a mix of detached and attached single-family homes, mid-size multi-family buildings, and smaller-scale, neighborhood commercials. Urban Core areas are walkable with a well-connected sidewalk network and street grid. Lot sizes are larger and building heights lower (around 2-4 stories) than in the Urban Downtown. Infill and redevelopment opportunities are more widely available in Urban Core; any future development should maintain the walkable densities and be compatible with the community character. A range of housing options should be encouraged in Urban Core to accommodate workers, students, small families, seniors, and others.

The land uses and zoning districts surrounding the subject site include the following:

Location	Land Use	Existing Zoning
North	Traditional Commercial	TR-2 and TC-1
South	Traditional Commercial	TC-1
East	Traditional Commercial	TR-2
West	Traditional Commercial	TR-2 and TC-1



Land use and Zoning Map

Zoning Ordinance Review

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

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 are permitted by the current zoning district.

MPC Comment: The existing zoning of TR-2 only allows residential uses of single-family detached and two-family over/under units. It does not allow any commercial uses and the other uses are also limited. In contrast, proposed TC-1 zoning allows a range of residential uses including apartments and commercial uses including retail and offices.

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

MPC Comment: Allowance of TC-1 development on the parcel would be in keeping with the historic pattern of development, and could support the ongoing revitalization of the neighborhood through development of new commercial or residential use, or a mixture of the two.

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

MPC Comment: No, the proposed zoning will not adversely affect the existing uses or usability of nearby property. Because the adjacent properties in the north, west and south of the subject parcel are currently zoned as TC-1. Therefore, the zoning change will complement the existing uses and usability of the nearby properties.

- iv. 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 zoning proposal is compatible with the present zoning pattern and character of the surrounding area.

- v. 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: MPC Staff found no other evidence to support approval or disapproval of the zoning proposal. However, ongoing community engagement could prove fruitful in determining a future use of the site is perceived as both desirable and beneficial.

- vi. 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 Comprehensive Plan and Future Land Use Map has the subject property categorized as Traditional Commercial. Therefore, the proposed TC-1 zoning change and residential use (apartments) are compliant with the Future Land Use classifications.

- vii. Reasonable Use

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

MPC Comment: The current TR-2 zoning classification offers reasonable uses for this subject property, although moderate intensification through street-level activation with commercial uses likely represents a better use for the property.

- viii. 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: In walking distance (0.25 miles) towards north from the subject parcel along Waters Avenue one grocery store is located. Towards northeast in walking distance Ben Clark Park is located. Towards the east within 0.4 miles Savannah Classical Academy K-12 School is located. City of Savannah Fire Station 05 and 08 are located west and southeast respectively approximately within 1 mile radius. The closest police station is located south of the subject parcel by Waters Ave and 36<sup>th</sup> Street in 0.3 miles. Adequate water, stormwater and sewer services are available.

ix. Proximity to a Military Base, Installation or Airport

MPC Comment: The subject property is not in proximity of a Military Base, Installation or Airport



Availability of community facilities within 0.25 miles (marked with the red circle).



### Policy Analysis and Evaluation

The conditions that support the grounds for approval of the proposed zoning at present are the following:

- The proposed zoning (TC-1) is compatible with the current adjacent zoning districts of TC-1 and TR-2.
- The proposed zoning is compatible with the FLUM of the subject parcel, which is Traditional Commercial.
- The parcel has frontage on a thoroughfare that supports higher volume vehicular and pedestrian traffic.

The conditions that support the grounds for disapproval of the proposed zoning at present are the following:

- The allowable density for a proposed apartment will pose issues of lack of parking for the residential uses.
- MPC Staff is not aware of any neighborhood meetings that were held regarding the request.

### Recommendation

Based upon findings and evaluation, the planning commission recommends approval of the request to rezone 1100 East 31<sup>st</sup> Street property from TR-2 to TC-1.

TR-2 Development Standards

5.9.5 Development Standards for Permitted Uses						
Standards	TR-1		TR-2		TR-3	
Vehicular Access	Street	Lane	Street	Lane	Street	Lane
<b>Lot Dimensions (min)</b>						
<b>Single-family Detached</b>						
Lot area (sq. ft.)	3,000	3,000	3,000	3,000	3,000	3,000
Lot width (ft.)	40	30	40	30	40	30
<b>Single-family Attached</b>						
Lot area per unit (sq. ft.)	--	2,250	--	--	--	--
Lot width per unit (ft.)	--	20	--	--	--	--
<b>Two-family (side-by-side)</b>						
Lot area per unit (sq. ft.)	--	2,250	--	--	--	--
Lot width per unit (ft.)	--	20	--	--	--	--
<b>Two-family (over-under)</b>						
Lot area per unit (sq. ft.)	2,250	2,250	2,250	2,250	--	--
Lot width per unit (ft.)	22.5	20	22.5	20	--	--
<b>Three &amp; Four-Family</b>						
Lot area per unit (sq. ft.)	--	1,800	--	--	--	--
Lot width per unit (ft.)	--	15	--	--	--	--
<b>Nonresidential</b>						
Lot area (sq. ft.)	--	--	--	--	--	--
Lot width (ft.)	--	--	--	--	--	--
<b>Building Coverage (max)</b>						
Two-Family, Three & Four-Family	40%		40%		40%	
All other housing types & uses	50%		50%		50%	
<b>Building Setbacks (ft)</b>						
<b>Single-Family Detached</b>						
Front yard	5 (min); 10 (max)		5 (min); 10 (max)		5 (min); 10 (max)	
Side (interior) yard	3 (min)		3 (min)		3 (min)	
Side (street) yard	10 (max)		10 (max)		10 (max)	
Rear yard	20 (min)		20 (min)		20 (min)	
From access easement	5 (min)		5 (min)		5 (min)	
<b>All other housing types &amp; uses</b>						
Front yard	5 (min); 10 (max)		5 (min); 10 (max)		5 (min); 10 (max)	
Side yard (interior)	5 (min)		5 (min)		5 (min)	
Side yard (street)	10 (min)		10 (min)		10 (min)	
Rear yard	20 (min)		20 (min)		20 (min)	
From access easement	5 (min)		5 (min)		5 (min)	
<b>Building separation</b>						
	See Fire Code		See Fire Code		See Fire Code	
<b>Height (max ft)</b>						
	36		36		36	
<b>Accessory Structure Setbacks</b>						
	See Sec. 8.7		See Sec. 8.7		See Sec. 8.7	

TC-1 Development Standards

5.13.5 Development Standards for Permitted Uses		
Standards	TC-1	TC-2
<b>Lot Dimensions (min)</b>		
<b>Single-family Detached</b>		
Lot area (sq ft)	3,000	3,000
Lot width (ft)	30	30
<b>Single-family attached &amp; Two-family (side-by-side)</b>		
Lot area per unit (sq ft)	1,450	1,200
Lot width per unit (ft)	18	18
<b>Two-family (over-under)</b>		
Lot area per unit (sq ft)	1,500	1,500
Lot width (ft)	30	30
<b>Three- &amp; Four-Family</b>		
Lot area per unit (sq ft)	1,450	1,200
Lot width (ft)	30	30
<b>Townhomes</b>		
Lot area per unit (sq ft)	1,450	1,200
Lot width per unit (ft)	18	18
<b>Upper Story Residential</b>		
Lot area per unit (sq ft)	No min.	No min.
Lot width per unit (ft)	No min.	No min.
<b>Apartments</b>		
Lot area per unit (sq ft)	435	435
Lot width (ft)	30	30
<b>Nonresidential</b>		
Lot area (sq ft)	--	--
Lot width (ft)	20	20
<b>Building</b>		
Building Coverage (max)	--	--
Building Frontage (min)	70%	70%
Building Footprint (max sq ft) [1]	5,500	10,000
<b>Building Setbacks (ft)</b>		
<b>For blocks without contributing structures*</b>		
Front yard	5 (max)	5 (max)
Side yard (interior) [2]	10 (min)	10 (min)
Side yard (corner)	5 (max)	5 (max)
Rear yard	10 (min)	10 (min)
<b>For blocks with contributing structures*</b>		
Front yard	Avg of block face	Avg of block face
Side yard (interior) [2]	10 (min)	10 (min)
Side yard (corner)	Avg of block face	Avg of block face
Rear yard	10 (min)	10 (min)
Building separation	See Fire Code	See Fire Code
Height (max) [1]	3 stories up to 45 ft	3 stories up to 45 ft
Accessory Structure Setback	See Sec. 8.7	See Sec. 8.7