



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: Zoning Map Amendment

PETITION REFERENCED:

Petitioner: Robert McCorkle
Property Owner: Jeff Notrica
Address: 112 E Henry Street
Alderman: District – 2- Detric Leggett
County Commission: District – 2- Malinda Scott Hodge
Property Identification Number: 20053 03005
Petition File No.: 24-005471-ZA-MAP

MPC ACTION:

The Planning Commission recommends **approval** of the request to rezone the subject parcel from the TN-1 (Traditional Neighborhood-1) district to a TC-1 (Traditional Commercial-1) zoning district

MPC STAFF RECOMMENDATION:

The MPC Staff recommends **approval** of the request to rezone the subject parcel from the TN-1 (Traditional Neighborhood-1) district to a TC-1 (Traditional Commercial-1) zoning district.

MEMBERS PRESENT: 12

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.
(11-0)

APPROVAL Votes: 11	DENIAL Votes: 0	ABSENT	Abstain	Recused
Amick Boles Wilson Stephens Woiwode Ross Melder Coles Ervin Plunk Kaigler		Welch	Jarrett	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, Department of Inspections



CHATHAM COUNTY-SAVANNAH
METROPOLITAN PLANNING COMMISSION
"Planning the Future, Respecting the Past"

Council Report

To: City Council
From: Planning Commission
Date: November 05, 2024
Subject: Zoning Map Amendment
Agent: Robert McCorkle
Address: 112 E Henry Street
PIN's: 20053 03005
Site Area: 0.44 acres
Aldermanic District: 2 - Detric Leggett
Chatham County Commission District: 2 - Malinda Scott Hodge
File Number: 24-005471-ZA-MAP
Neighborhood/Subdivision: East Victorian Neighborhood (VNA)
Current Zoning District: TN-1
Future Land Use (FLU) Category: Traditional Neighborhood*

Request: The Petitioner requests the rezoning of the subject parcel from a TN-1(Traditional Neighborhood–1) district to an TC-1 (Traditional Commercial-1) to use the undeveloped land as a surface parking facility.

Facts and Findings

Public Notice: As required by the City of Savannah Zoning Ordinance, an ad was run in the newspaper, all property owners within 300 feet of the subject property were sent mailed notices of the proposed rezoning, and public notice was posted on site at least 15 days prior to the hearing.

Neighborhood meeting: MPC Staff is aware of the Petitioner's efforts to solicit the feedback of the VNA but has not received any resultant correspondence.

Background: The proposed development will utilize the three parcels listed above to create a surface parking facility. 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.



Street view of the site (2022)

Zoning History: The parcels at 1210 Drayton St (Parcel ID: 20053 03017) and 108 E Henry St (Parcel ID: 20053 03018) are currently zoned TC-1, while the parcel at 112 E Henry St (Parcel ID: 20053 03005) is zoned TN-1.

The applicant is requesting that the parcel at 112 E Henry St be rezoned to TC-1. This request includes a preceding FLUM (Future Land Use Map) amendment, changing the designation from Traditional Neighborhood to Traditional Commercial, as well as a Special Use Permit for a parking facility. Since the properties are located within the Victorian Historic District, a Special Use Permit is required to operate a parking facility in both TN-1 and TC-1 zoning districts.



1210 Drayton St., 108 E Henry St, and 112 E Henry St Aerial Map

Impact and Suitability

1. **Transportation Network** 1210 Drayton St has greater than 100 feet of frontage and access to Drayton Street. In combination, the three parcels within the scope have nearly 200 ft feet of frontage on and access to East Henry Street. The site is also accessible via East Duffy Lane.
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 on East Henry St which is about 200 ft East of the property. There are 4 bus stops within about 200 ft East from the property along Abercorn St.
4. **Comprehensive Plan Land Use Element:** The Chatham County-Savannah Comprehensive Plan Future Land Use Map (FLUM) designates the subject property as ‘Traditional Neighborhood’. These areas encompass residential areas in close proximity to downtown or in outlying historically settled areas. This category includes nonresidential uses that are compatible with the residential character of neighborhoods.

The proposed rezoning of TC-1 is only allowed in FLUM designation of Traditional Commercial. The proposed rezoning is contingent upon a request to amend the FULM filed concurrently with the present rezoning request. If approved, the FLUM designation will

change to 'Traditional Commercial.'

5. Existing TN-1 Zoning District:

- a. **Intent of the TN-1 District:** The TN-1 district is designed to preserve the vibrancy of historic residential neighborhoods, reflecting Savannah's traditional development patterns from the streetcar era (1890-1920). It primarily supports residential uses but allows limited non-residential uses compatible with the neighborhood's character. This district is specific to the Victorian Historic Overlay District.
- b. **Allowed Uses:** TN-1 district allows parking facilities as a use that requires a Special Use Permit. For other uses please refer to [Sec 5.4, Principal Use Table](#) of City of Savannah Zoning Ordinance.
- c. **Development Standards:** The development standards for the TN-1 district have been appended to the end of this report.

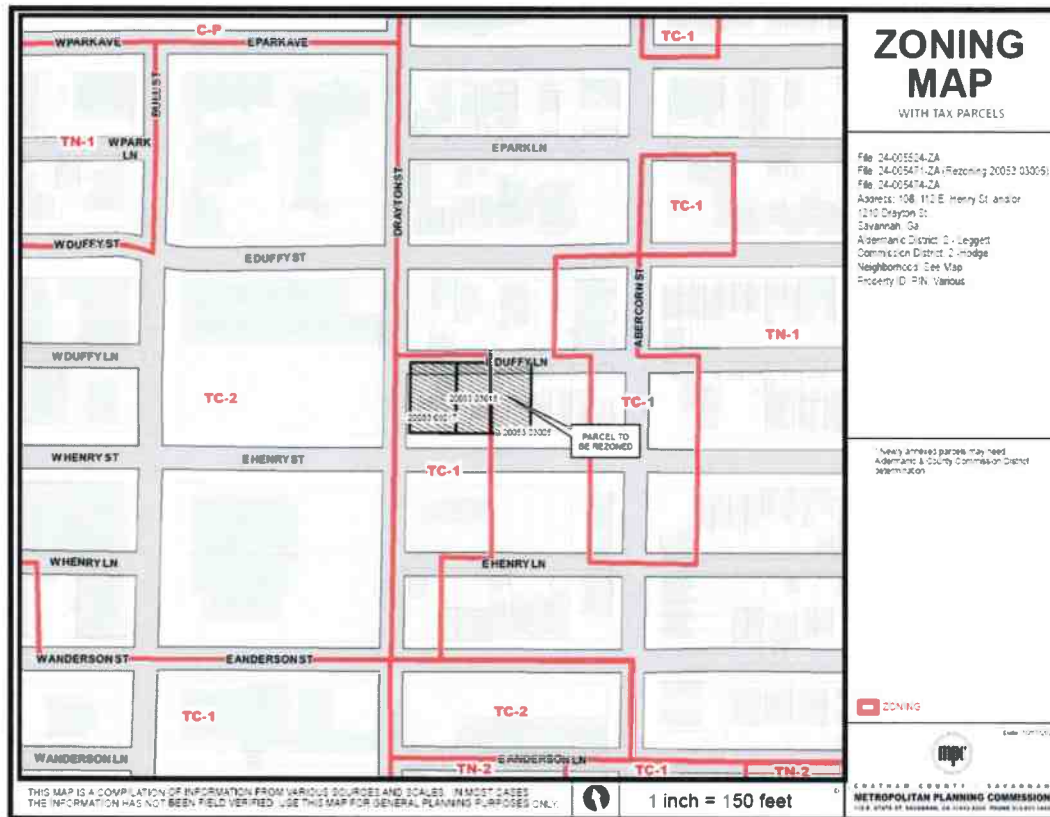
6. Proposed TC-1 Zoning District:

- a. **Intent of the TC-1 District:** 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. The district provides for commercial areas that are developed at a mass and scale harmonious with nearby residential neighborhoods.
- b. **Allowed Uses:** The TC-1 district allows parking facilities as a use that requires Special Use Permit. For other uses please refer to [Sec 5.4, Principal Use Table](#) of City of Savannah Zoning Ordinance.
- c. **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. The Urban Core character area in Savannah includes the Victorian and Streetcar Historic Districts and Eastside neighborhoods. It features a mix of single-family homes, mid-size multi-family buildings, and smaller neighborhood commercial properties. The area is walkable with a well-connected sidewalk network and street grid. Buildings are typically 2-4 stories high with larger lot sizes than in the Urban Downtown. There are ample opportunities for infill and redevelopment, which should maintain walkable densities and be compatible with the community character. A variety of housing options can be used to accommodate diverse residents, including workers, students, small families, and seniors. This area features attached and detached residential properties and multi-family housing as primary uses, with secondary uses including commercial, mixed-use, civic, institutional buildings, and short-term rentals, and has a medium-high density of 6-20 units per acre.

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

Location	Land Use	Existing Zoning
North	Traditional Neighborhood	TN-1
South	Traditional Neighborhood	TN-1
East	Traditional Neighborhood	TN-1 and TC1
West	Traditional Commercial	TC-2



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: Henry St between Whitaker and Abercorn is a principally commercial segment of this westbound only corridor with nearly no residential use, apart from several STVRs. 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.

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

MPC Comment: While the rezoning does not provide any special advantage to the proposed parking facility, as such facilities are also permitted in the existing TN-1 district, rezoning to TC-1 may better align with the commercial character that is gradually developing in the East Victorian District, particularly along key corridors. Additionally, the proposed use would help reduce the near-term parking need.

b. Compatibility

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

MPC Comment: The zoning proposal is unlikely to adversely affect the existing use or usability of adjacent or nearby properties. The subject parcel is mid-block between parcels already zoned TC on a relatively high-volume west-bound only thoroughfare. The permitted increase in use intensity that is anticipated due to the addition of the subject parcel to those already similarly zoned is modest.

- 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.

MPC Comment: The TC-1 zoning request corresponds with the evolving pattern of densification and use intensification generally seen in the East Victorian District along Henry Street. The subject parcel is mid-block between parcels already zoned TC-1 at either end of the block.

- iii. 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 proposed amendment is requested in support of a transient use (parking) but is appropriate and necessary in both the long and short-term view of the District's development. The area south of Forsyth Park has forthcoming commercial uses that represent the adaptive re-use of existing structures entitled to significant 'grandfathered' parking credits. Essentially, in the interest of preservation and reactivation, these sites and structures are permitted to be reused without provision of the off-street parking that would ordinarily be required for new construction. Thus, off-street parking is needed in the short term to ensure the compatibility of these uses with the receiving community.

Construction of an underground City-owned parking garage is expected nearby in the future which would permit the redevelopment of the present site without 1) significant concern for loss of nearby off-street parking or 2) for the long-term presence of surface parking which is inconsistent with the traditional pattern of development in the Victorian District.

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.

MPC Comment: Yes, according to the Comprehensive Plan, the development pattern in the area is characterized as Urban Core that feature ample opportunities for infill and redevelopment, which should maintain walkable densities and be compatible with the community character. This area features secondary uses including commercial, mixed-use, civic, institutional buildings, and short-term rentals, and has a medium-high density of 6-20 units per acre.

d. Reasonable Use

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

MPC Comment: The current TN-1 zoning classification offers reasonable use for the subject property, although the site's adjacency to existing commercial uses and the evolving patten of development in the area make the cost of its acquisition for lower density housing development unlikely. More significantly, the site's adjacency to a high-volume, one-way thoroughfare and ability to be recombined with similarly-zoned property make TC-scale use intensity more appropriate at this particular location.

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.

MPC Comment: Adequate water, stormwater, sewer services, schools, public safety and emergency facilities, road, ingress and egress, and parks are available.

f. Proximity to a Military Base, Installation or Airport

MPC Comment: The property is not within range of a military installation.

Recommendation

The Planning Commission recommends **approval** of the request to rezone the subject parcel from the TN-1 (Traditional Neighborhood-1) district to a TC-1 (Traditional Commercial-1) zoning district.

5.12.5 Development Standards for Permitted Uses			
Standards	TN-1	TN-2	TN-3
Lot Dimensions (min)			
Single-family Detached			
Lot area (sq ft)	2,100	3,000	--
Lot width (ft)	30	30	--
Single-family Attached			
Lot area per unit (sq ft)	1,375	1,750	--
Lot width per unit (ft)	25	20	--
Two-family (side-by-side)			
Lot area per unit (sq ft)	1,375	1,750	--
Lot width per unit (ft)	25	20	--
Two-family (over-under)			
Lot area per unit (sq ft)	1,050	1,750	--
Lot width (ft)	30	30	--
Three-Four Family and Apartments			
Lot area per unit (sq ft)	1,050	1,750	--
Lot width (ft)	30	30	--
Townhomes			
Lot area per unit (sq ft)	1,050	1,750	--
Lot width per unit (ft)	18	18	--
Upper Story Residential			
Lot area per unit (sq ft)	No min.	No min.	No min.
Lot width per unit (ft)	No min.	No min.	No min.
Nonresidential			
Lot area (sq ft)	--	--	--
Lot width (ft)	20	20	20
Building			
Building Coverage (max)	60%	60%	60%
Building Frontage (min)	70%	70%	70%
Nonresidential building footprint (max sq ft)	2,500	2,500 [1]	2,500
Building Setbacks (ft)			
For blocks without contributing structures*			
Front yard (interior lot)	0 (min); 10 (max)	5 (min); 10 (max)	0 (min); 5 (max)
Front yard (corner lot)	0 (min); 10 (max)	5 (max)	0 (min); 5 (max)
Side yard (interior)	3 (min)	3 (min)	3 (min)
Side yard (corner)	5 (max)	5 (max)	5 (max)
Rear yard [2]	30 (min)	20 (min)	20 (min)
For blocks with contributing structures*			
Front yard	Avg of block face	Avg of block face	Avg of block face
Side yard (interior)	3 (min)	3 (min)	3 (min)
Side yard (corner)	Avg of block face	Avg of block face	Avg of block face
Rear yard [2]	30 (min)	20 (min)	20 (min)
Building separation			
	See Fire Code	See Fire Code	See Fire Code
Height (max)			
	Avg of block face, not to exceed 40 ft. 40 ft if no contributing buildings on block	3 stories, not to exceed 45 ft [1]	2 stories, not to exceed 30 ft
Accessory Structure Setbacks			
	See Sec 5.6.7	See Sec 5.6.7	See Sec 5.6.7

* Refer to Contributing Resources Map in Sec. 7.11.4

[1] Monumental buildings in the Streetcar Overlay District are exempt from the maximum building footprint and maximum height standards provided that the visual compatibility criteria are met.

[2] For buildings oriented to north-south streets, the minimum rear yard setback may be reduced to five (5) feet.

Development Standards of TN districts

5.13.5 Development Standards for Permitted Uses		
Standards	TC-1	TC-2
Lot Dimensions (min)		
Single-family Detached		
Lot area (sq ft)	3,000	3,000
Lot width (ft)	30	30
Single-family attached & Two-family (side-by-side)		
Lot area per unit (sq ft)	1,450	1,200
Lot width per unit (ft)	18	18
Two-family (over-under)		
Lot area per unit (sq ft)	1,500	1,500
Lot width (ft)	30	30
Three- & Four-Family		
Lot area per unit (sq ft)	1,450	1,200
Lot width (ft)	30	30
Townhomes		
Lot area per unit (sq ft)	1,450	1,200
Lot width per unit (ft)	18	18
Upper Story Residential		
Lot area per unit (sq ft)	No min.	No min.
Lot width per unit (ft)	No min.	No min.
Apartments		
Lot area per unit (sq ft)	435	435
Lot width (ft)	30	30
Nonresidential		
Lot area (sq ft)	--	--
Lot width (ft)	20	20
Building		
Building Coverage (max)	--	--
Building Frontage (min)	70%	70%
Building Footprint (max sq ft) [1]	5,500	10,000
Building Setbacks (ft)		
For blocks without contributing structures*		
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)
For blocks with contributing structures*		
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
* Refer to Contributing Resources Map in Sec. 7.11.4		
[1] Monumental buildings in the Streetcar Overlay District are exempt from the maximum building footprint and maximum height standards provided that the visual compatibility criteria are met		
[2] There is no minimum side yard (interior) setback for properties adjacent to any TC zoning district		

Development Standards of TC districts