



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: Future Land Use Map Amendment

PETITION REFERENCED:

Petitioner: Robert McCorkle

Property Owner: Jeffery Notrica

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

Alderman: District - 2 – Detric Leggett

County Commission: District - 2– Malinda Scott Hodge

Property Identification Number: 20053 03017, 20053 03018, 20053 03005

Petition File No.: 24-005524-ZA-FLUM

MPC ACTION:

The Planning Commission recommends **approval** of a Future Land Use Map amendment from 'Traditional Neighborhood' to 'Traditional Commercial' affecting all parcels on the south side of the subject block.

MPC STAFF RECOMMENDATION:

The MPC Staff recommends **denial** as requested.

Alternatively, Staff recommends **approval** of a Future Land Use Map amendment from 'Traditional Neighborhood' to 'Traditional Commercial' affecting all parcels on the south side of the subject block.

MEMBERS PRESENT: 11

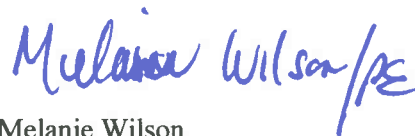
Traci Amick Joseph Ervin
Dwayne Stephens Stephen Plunk
Coren Ross Michael Kaigler
Tom Woiwode
Laureen Boles
Amanda Wilson
Travis Coles – Vice Chair
Karen Jarrett – Chairwoman



PLANNING COMMISSION VOTE: Approve Staff Recommendation.
(8-3)

APPROVAL Votes: 8	DENIAL Votes: 3	ABSENT	Abstain	Recused
Amick Boles Woiwode Ross Coles Ervin Plunk Kaigler	Jarrett Wilson Stephens	Welch Melder		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 04, 2024

Subject: Comprehensive Plan - Future Land Use Map Amendment

Agent: Robert McCorkle

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

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

Site Area: 0.44 acres

Aldermanic District: 2 - Detric Leggett

Chatham County Commission District: 2 - Malinda Scott Hodge

File Number: 24-005524-ZA-FLUM

Request:

The Petitioner requests amendment of the Future Land Use map from Traditional Neighborhood to Traditional Commercial.

Background:

The amendment is requested in connection with a proposed development that will utilize three adjoining parcels 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 classified as 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) has remained vacant.

The FLUM designation of all three parcels currently is Traditional Neighborhood. 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 concurrently requesting that the parcel at 112 E Henry St be rezoned to TC-1 (24-005471-ZA). The rezoning of the 112 E Henry St parcel to Traditional Commercial is contingent upon a determination of appropriateness to amend the FLUM. There is also a request for a Special Use Permit to allow the operation of a parking facility (24-005474-ZA). Since the properties are located within the Victorian Historic District, a Special Use Permit is required to operate a parking facility in both the TN-1 and TC-1 zoning districts.

URBAN CORE

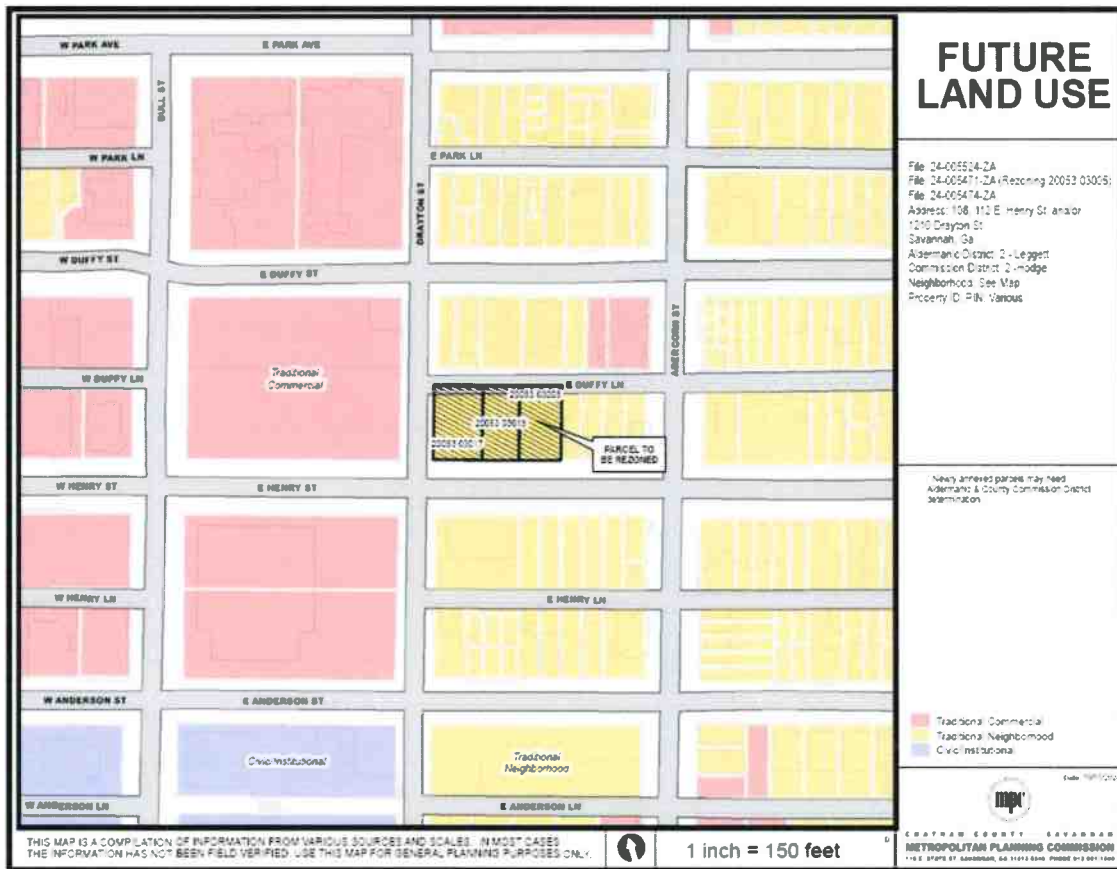
The Urban Core character area contains the local and National Register Victorian and Streetcar Historic Districts, as well as the Eastside neighborhoods in the city of Savannah. This area is characterized by a mix of detached and attached single-family homes, mid-size multi-family buildings, and smaller-scale, neighborhood commercial. 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 the 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 the Urban Core to accommodate workers, students, small families, seniors, and others.



PRIMARY USES	Attached & detached Residential, Multi-Family
SECONDARY USES	Commercial, mixed-use, civic & institutional, short-term rental
DENSITY	Medium-high; 6-20 units per acre
TRANSPORTATION	Interconnected street grid, multi-modal transportation
ROAD FUNCT. CLASS	Local roads, collector, arterial, expressway
PARKING	On-street, off-street, limited surface, private driveways
UTILITIES	Supported by existing municipal utilities
OPEN SPACE	Municipal parks, squares, cemeteries, waterfront



Character area of the subject property



Future Land Use Map

Evaluation:

Within the City of Savannah, the Zoning Ordinance requires amendments to the zoning map to be consistent with the FLUM. In essence, amendment of the FLUM very technically signals appropriateness of only specifically identified zoning districts. *NewZO* requires a Future Land Use designation of 'Traditional Commercial' for property to be rezoned to a Traditional Commercial - 1 zoning district.

Consideration of the following points may serve to elucidate whether the proposed amendment meets the intent of published policy documents:

1. The relationship of the proposed amendment to the existing and future land uses depicted in the Future Land Use Map.

MPC Comment: The Zoning Map presently designates the subject parcels as TN-1 and TC-1, reflecting the close proximity and integration of residential and commercial uses in the area. The Traditional Commercial (TC) districts are designed to foster commercial-oriented mixed-use developments from the 19th and early 20th centuries, with a focus on pedestrian-friendly environments and the preservation of historic development patterns. These districts work in harmony with nearby residential areas (TN and TR) to create sustainable neighborhoods that offer convenient access to local commercial services. TC-1, the least intense of the TC districts, ensures that commercial areas maintain a scale and character compatible with adjacent residential neighborhoods, supporting the vibrancy of historic mixed-use communities.

The proposed FLUM amendment to Traditional Commercial supports the gradual commercial development of Henry Street east of Drayton Street, where the area west of Henry Street already functions as a commercial corridor with TC-2 zoning and Traditional Commercial FLUM designation. Additionally, the requested amendment would better reflect the broader evolution toward mixed and commercial character of the East Victorian District south of the park between Bull and Abercorn Streets.

2. The relationship of the proposed amendment to any applicable goals, objectives, policies, criteria, and standards adopted in the Comprehensive Plan.

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.

3. Other professional planning principles, standards, information and more detailed plans and studies considered relevant.

MPC Comment: The "Parking Matters" study, conducted in 2015 and 2016 by CORE MPO and the City of Savannah, addresses parking challenges in downtown and other dense areas. The report proposes strategies to improve parking and mobility, such as encouraging a "park once" behavior to reduce auto trips and parking demand. Key findings include underutilization of parking garages due to uncompetitive pricing compared to on-street parking and strong competition for on-street spots in the downtown core. On-street parking availability is better on the outskirts.

4. Written comments, evidence, and testimony of the public.

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

MPC Staff received only one inquiry as of the date of this report with the resident expressing opposition to the specifically proposed use and expressing concern for the changing character of the District.

Recommendation

The Planning Commission recommends **approval** of a Future Land Use Map amendment from 'Traditional Neighborhood' to 'Traditional Commercial' affecting all parcels on the south side of the subject block.

