



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:** August 5, 2025

**TO:** THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH

**FROM:** METROPOLITAN PLANNING COMMISSION

**SUBJECT:** Zoning Map Amendment

**PETITION REFERENCED:**

**Owner:** 1800 East 63rd Property Owner

**Agent:** Robert McCorkle

**Address:** 1800 E 63rd St

**Alderman District:** 3 – Linda Wilder-Bryan

**County Commission District:** 2 – Malinda Scott Hodge

**Property Identification Number:** 20104 30014

**Petition File Number:** 25-002851-ZA

**MPC ACTION:**

The Planning Commission recommends **approval** of the request to rezone the subject property to RMF-2-16 with the following conditions:

1. All wetlands-related permitting shall be finalized before land disturbing activity takes place on the site.
2. The Planning Commission shall approve a General Development Plan meeting the requirements of Sec. 3.8.4.a of the Zoning Ordinance prior to staff consideration and approval of a specific development plan. The GDP shall identify wetlands to be preserved and filled and lands to be permanently conserved.
3. The Petitioner shall provide a stormwater management concept plan with the following at the time of MPC GDP review:
  - a. Pre-development vs. Post-Development Runoff Rate Comparison
  - b. Detention Volume Calculation
  - c. Flood elevation Impact analysis
  - d. Demonstration of compliance with the City of Savannah Local Design Manual, the Georgia Stormwater Management Manual, and the Coastal Stormwater Supplement
4. Conserve the 9 acres on the eastern portion of the site.
5. Assist the neighbors with Engineering work in the neighborhood to try to address other flooding issues off site.
6. Look at pervious surfaces for the parking areas and there be no access onto 62nd and 63rd streets.

**MPC STAFF RECOMMENDATION:**

As the requested density is likely to adversely impact emergency and support vehicle access to and pedestrian safety within the Memorial Hospital campus, MPC Staff recommends **denial** of the request to rezone the subject property to RMF-2-16.

Alternatively, Staff recommends **approval** of rezoning the parcel to RMF-2-8 with the following conditions:

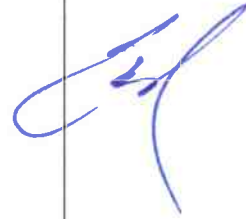
- 1) All wetlands-related permitting shall be finalized before land disturbing activity takes place on the site.
- 2) The Planning Commission shall approve a General Development Plan meeting the requirements of *Sec. 3.8.4.a* of the Zoning Ordinance prior to staff consideration and approval of a specific development plan. The GDP shall identify wetlands to be preserved and filled and lands to be permanently conserved.
- 3) The Petitioner shall provide a stormwater management concept plan with the following at the time of MPC GDP review:
  - a. Pre-development vs. Post-Development Runoff Rate Comparison
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  - d. Demonstration of compliance with the City of Savannah Local Design Manual, the Georgia Stormwater Management Manual, and the Coastal Stormwater Supplement

**MEMBERS PRESENT:** 11

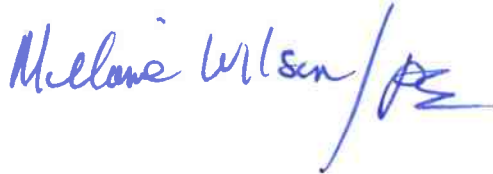
Traci Amick  
Laureen Boles  
Travis Coles – Vice Chair  
Karen Jarrett – Chairwoman  
Michael Kaigler  
Jay Melder  
Jeff Notrica  
Stephen Plunk  
Coren Ross  
Joseph Welch  
Tom Woiwode

**PLANNING COMMISSION VOTE:** Approve Petitioner's Request with Conditions. (10-1)

APPROVAL Votes: 10	DENIAL Votes: 1	ABSENT	Abstain	Recused
Amick Boles Coles Kaigler Melder Notrica Plunk Ross Welch Woiwode	Jarrett	Ervin Stephens Wilson		



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

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*"Planning the Future, Respecting the Past"*

### Council Report

**To:** City Council  
**From:** Planning Commission  
**Date:** August 5, 2025  
**Subject:** Zoning Map Amendment

**Applicant/Agent:** Robert McCorkle for 1800 East 63<sup>rd</sup> Property Owner

**Address:** 1800 East 63<sup>rd</sup> Street

**PIN:** 20104 30014

**Site Area:** 14.35 acres

**Alderman District:** 3 – Linda Wilder-Bryan

**Chatham County Commission District:** 2 – Malinda Scott Hodge

**Request:** Rezone from Residential Single-family-6 (RSF-6) to  
Residential Multifamily-2-16 (RMF-2-16)

**File Number:** 25-002851-ZA-MAP

#### Request

The Petitioner requests amendment of the Zoning Map from RSF-6 to RMF-2-16 to permit the development of approximately 200 apartments on a 5.6 acre portion of a 14.35 acre parcel.

#### Facts and Findings

##### **Zoning History**

Staff identified at least 4 previous rezoning requests related to the parcel:

- In 2000, the property, zoned R-6 and P-RM-8.5 was rezoned to P-RM-6.5 to permit the construction of 102 apartments, but the development never materialized and was subsequently abandoned. (MPC file No. 00-134-S)
- In 2003 a petition was filed to rezone the property from P-RM-6.5 to P-R-6-S (Planned Residential-Small Lot) with the purpose of constructing a small lot subdivision. The request was denied and an alternative recommendation of R-6 was subsequently approved. (Z-200305-31433-2)

- In 2013, a request was filed to rezone the property from its R-6 classification to P-RM-6 (Planned Multifamily Residential). The proposed use was an Acute Care Hospital, which was approved by the Planning Commission but withdrawn prior to a Council hearing due to unresolvable development issues. (13-000506-ZA)
- In 2022, the present Petitioner requested to rezone the parcel from RSF-6 to RMF-2-20 (Residential Multifamily) with the intent of developing apartments up to a density of 20 units per acre. (22-004421-ZA)

## Site

The subject property encompasses approximately 14.28 acres with direct access to East 62<sup>nd</sup> and East 63<sup>rd</sup> Streets. It is situated east of the Harry Truman Parkway and west of the LaRoche Park, Springhill, Daffin Heights, Wilemere, Shirley Park neighborhoods. The Holly Heights Neighborhood Association is the active neighborhood association for the area.

The site is substantially encumbered by wetlands and is indicated by the City's updated 100-year Storm Hydraulic model as susceptible to inundation. It also has a Georgia Power easement that crosses the site perpendicular to its public ROW access via East 62<sup>nd</sup> and East 63<sup>rd</sup> Streets.



*Wetlands (NWI via SAGIS)*



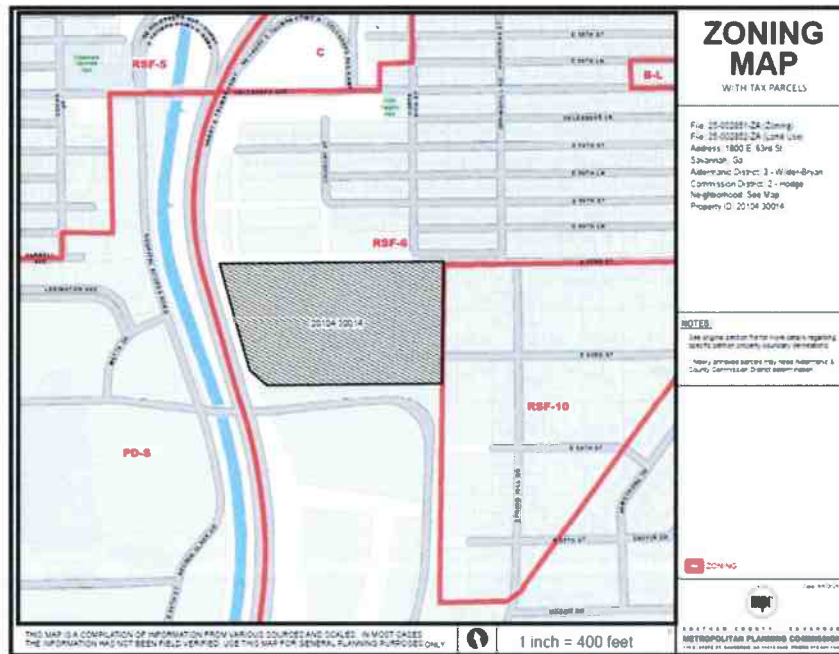


*100-Year Storm Hydraulic Model (City of Savannah via SAGIS)*

### Existing Zoning and Development Pattern

The subject parcel is currently zoned RSF-6 (Residential Single-family-6).

Location	Land Use	Existing Zoning
<b>North</b>	Undeveloped, Single-family Residences	RSF-6
<b>South</b>	Undeveloped, Reuben Clark Drive	RSF-6
<b>East</b>	Single-family Residences	RSF-10
<b>West</b>	Truman Pkwy, Casey Canal Memorial Hospital	PD



*Current Zoning Map*

## Public Notice

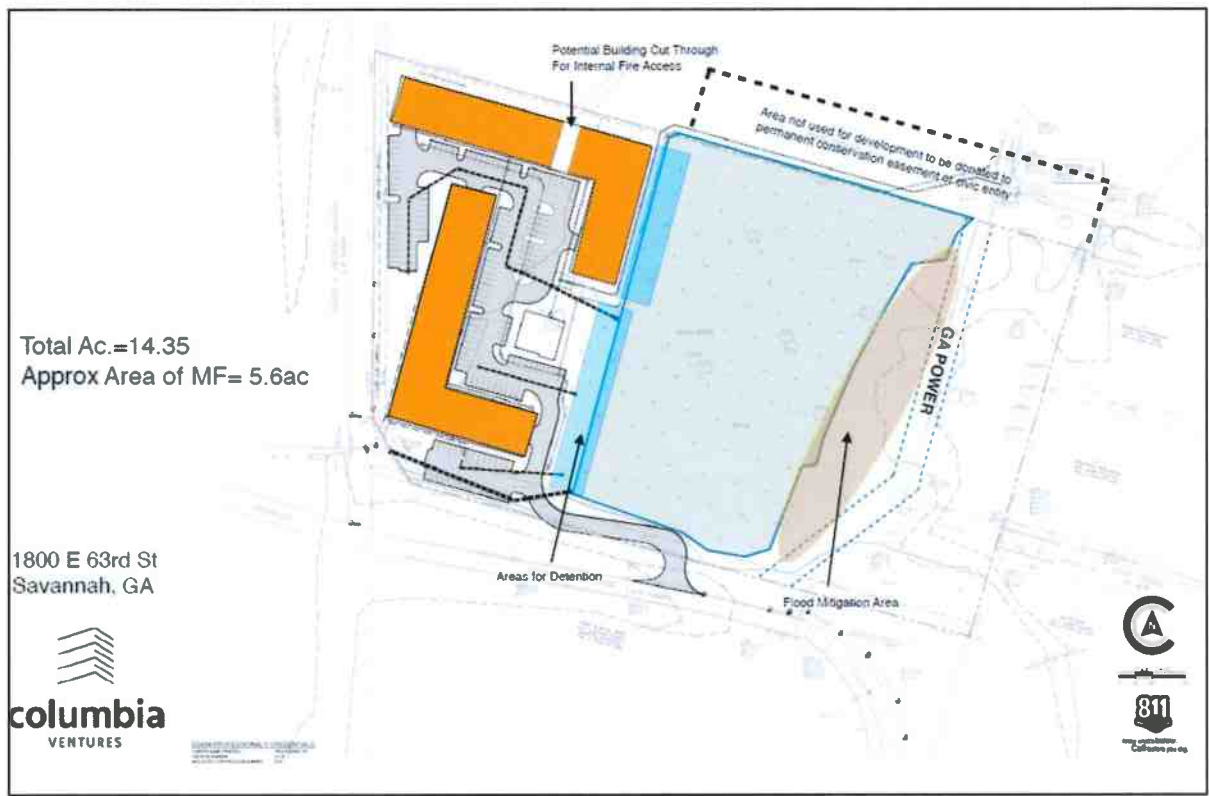
Mailed notice of the Planning Commission meeting was sent to all property owners within 300-feet of the subject property, signs were posted on site and required newspaper advertisements were run at least 15 days prior to the meeting. The mailed notice included instructions on how to access the public meeting via the internet.

## Neighborhood Meetings

Following the previous denial, the Petitioner has organized a number of meetings with residents, neighborhood groups and advocacy groups. This input resulted in the modification of the proposal from its previous form to shift the development site from the easternmost to the westernmost side of the parcel adjoining Truman Parkway.

Communication of the details of the proposal has taken place via a website created specifically for the project: [Reuben Clark Apartments](#).

MPC Staff also met with a contingent of the neighborhood's leadership and concerned residents on June 10, 2025.



*Current Conceptual Development Proposal*

## 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.

### **Comprehensive Land Use Plan Element**

The rezoning request was filed concurrently with a request to amend the Future Land Use Map. The requested modification is not for the purpose of introducing designations not presently on the FLUM, but to reconfigure the existing designation consistent with the modified development proposal.

The two designations are:

**Residential General:** Areas with a wide range of residential uses— including multi-family dwellings, attached dwellings, small lot single-family dwellings, and mixed-use with upper story residential— at densities greater than 10 units per gross acre. This category includes non-residential uses that are compatible with the residential character and scale of the neighborhood.



**Conservation:** Land that is publicly or privately held and designated for preservation in a natural state or for use for passive recreation (e.g., fishing, hiking, camping). This category also includes all back barrier islands consisting of less than two acres of contiguous uplands.

*MPC Staff recommends that a split FLUM designation be retained for the property even if the gross land area is considered for density purposes.*

## Existing Zoning District

- Intent of the RSF-6 Zoning District:

The RSF- districts are established to preserve and create areas of single-family detached development. The five districts (RSF-30, RSF-20, RSF-10, RSF-6, RSF-5, and RSF-4) within the RSF- designation provide for varying development standards but generally permit the same uses. A limited number of nonresidential uses are allowed that are compatible with single-family residential uses.

- Allowed Uses: The uses allowed in the RSF-6 zoning district appear in a chart appended to the end of this report.
- Development Standards: The development standards of the RSF-6 zoning district appear in a chart appended to the end of this report.

## Proposed Zoning District

- Intent of the RMF-2 Zoning District:

The Residential Multi-family ("RMF-") districts are established to allow multi-family development in addition to other types of residential development. The districts (RMF-1, RMF-2 and RMF-3) within the RMF- designation provide for varying development standards and generally the same uses with a few exceptions. The specific [density](#) (a whole number) shall be established at the time of rezoning. Such density shall be represented as a numeric suffix after the zoning district (e.g. RMF-3-14). With the exception of RMF-1, the RMF- districts are intended to be placed on higher classifications of [streets](#) and in close proximity to mass transit corridors, retail services and employment opportunities. The RMF-3 district is intended to be used primarily for institutional residential uses. A limited number of nonresidential uses are allowed that are harmonious with multi-family residential areas.

- Allowed Uses: The uses allowed in the RMF-2 zoning districts appear in a chart appended to the end of this report.
- Development Standards: The development standards of the RMF-2 zoning district 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:** *The requested zoning district permits residential uses at a greater density than presently allowed. It allows single-family detached uses as well as attached dwellings, townhouses and apartments.*

*The parcel currently carries a maximum gross potential density of approximately 104 dwelling units (625,086 SF / 6,000 SF = 104.18 units), though the required configuration of the RSF-6 district would yield far fewer units through required infrastructure. Were the property rezoned, apartments would be a permitted use type allowing this density to be reconfigured in a manner more compact and sensitive to the environmental context. This appears to be in keeping with the intent of the 2000 rezoning petition, which would have permitted a density around 6.5 units per acre. In the current context, an assigned whole number density of 7 or 8 units per acre would be analogous (RSF-6 = 7.26 du/acre).*

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

**MPC Comment:** *Principally, the urgent regional need for additional housing units to support economic growth is likely the most significant factor favoring approval of the proposal. These particular units would be in close proximity, even walking distance, of a critical regional employer. Close consideration should be given to the potential affordability of the units for hospital workers as well as coordination of a potential shuttle service to the campus to facilitate reduction of vehicle trips on Reuben Clark Drive.*

- 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. The requested density with its associated trip generation and required impervious off-street parking, however, may be excessive. Adding to this, the proffered proposal eliminates the potential for access via either of the adjoining public rights-of-way in favor of routing all commuter traffic and public safety access through a private access easement to Reuben Clark Drive.*

*The proposal is likely to have the greatest adverse impact on emergency and support vehicles utilizing Reuben Clark Drive to access the hospital. Reuben Clark divides a key hospital parking area from operational and administrative buildings. Within the hospital campus, the 'road' feels and functions like an easement to cross private property. High volumes of traffic are likely to have negative implications for emergency vehicle access and pedestrian safety on this thoroughfare.*

*A secondary but significant consideration is that impervious surfacing will be required for the proposed use's off-street parking areas. As the area is already encumbered by wetlands, this addition inevitably increases the demand on any engineered stormwater systems for*

preventing flooding of adjoining property owners. Concerns may be mitigated by 1) reducing overall density, 2) reducing the project's off-street parking requirement, or 3) conditioning approval of the use on installation of parking surfacing that is pervious. Specific requirements for reduced parking and pervious pavement may be considered during the site plan review process by requiring Planning Commission approval of the general and/or specific site plan.



*Reuben Clark Drive traversing Memorial Hospital Campus*

- 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:** *There are factors both supporting and in opposition to the request. The site is heavily encumbered by wetlands, however, there is presently development entitlement associated with the parcel. Rezoning the parcel to permit a more compact form of development is advisable. While not the Petitioner's intent, the requested zoning district could permit the construction of townhomes or another low-density form in closest proximity of adjoining residences with placement of apartments at greater distance. Though, in the interest of the sensitivity to the environmental context, a compact footprint is most desirable.*

- 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 City's enhanced [Flood Damage Prevention](#) standards came into effect in 2025. This is a significant factor that has changed since even the most recent zoning proposal for the site. In conjunction with the Stormwater Management Ordinance, these standards provide robust new protections that will mitigate risk for current and future residents of the site should the parcel be developed.*

## 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:** *While the "Urban Transitional" area is designated for growth and higher density, the Chatham County Comprehensive Plan, Plan 2040, maintains a strong overarching commitment to protecting natural resources. It explicitly aims to "Protect the public health,*

*safety, and welfare of residents from flood hazards" [Natural Resources, p. 291] and to "Manage the impacts of climate change as it relates to land use and development through mitigation and adaptation measures" [Natural Resources, p. 244].*

### **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/or in its undeveloped state for the ecological services it currently provides.*

### **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 review and approval of all applicable departments.*

*It is relevant to note that the proposal will be limited to 200 dwelling units by the Fire Department assuming the proposed structure will be 'sprinkled' to IFC requirements, but will only have one fire apparatus access point. An additional fire access point is required at 201 units.*

### **Proximity to a Military Base, Installation or Airport**

**MPC Comment:** *The subject parcel is not within an installation AICUZ or APZ, nor is it in proximity of an airport.*

### **Recommendation**

The Planning Commission recommends **approval** of the request to rezone the subject property to RMF-2-16 with the following conditions:

- 1) All wetlands-related permitting shall be finalized before land disturbing activity takes place on the site.
- 2) The Planning Commission shall approve a General Development Plan meeting the requirements of Sec. 3.8.4.a of the Zoning Ordinance prior to staff consideration and approval of a specific development plan. The GDP shall identify wetlands to be preserved and filled and lands to be permanently conserved.
- 3) The Petitioner shall provide a stormwater management concept plan with the following at the time of MPC GDP review:
  - a. Pre-development vs. Post-Development Runoff Rate Comparison



- b. Detention Volume Calculation
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  - d. Demonstration of compliance with the City of Savannah Local Design Manual, the Georgia Stormwater Management Manual, and the Coastal Stormwater Supplement
- 4) Conserve the 9 acres on the eastern portion of the site.
  - 5) Assist the neighbors with Engineering work in the neighborhood to try to address other flooding issues off site.
  - 6) Look at pervious surfaces for the parking areas and there be no access onto 62nd and 63rd streets.





### 3.8.4 Development Plan Review Procedures

#### a. General Development Plan

A general development plan shall identify the overall concept of a proposed development. Information required on such a plan is intended to convey the character and layout of the project and to identify issues that must be addressed on the specific development plan. At the discretion of the applicant, a Specific Development Plan may be submitted in place of a General Development Plan.

Development included in a general development plan may be constructed in phases. The general development plan shall include:

- i. A site plan application form;
- ii. Property identification numbers for subject property;
- iii. Existing zoning on the subject property and on adjacent properties, including properties directly across a street or right-of-way;
- iv. Existing and proposed street rights-of-way;
- v. Intended use(s);
- vi. Vicinity map and north arrow;
- vii. Property lines;
- viii. Surrounding land uses and buildings within 100 feet of the property lines;
- ix. Stormwater detention areas and major drainage ways;
- x. Utility and other easements;
- xi. Existing and proposed buildings footprints and building heights;
- xii. Approved master plan (if applicable);
- xiii. Net residential density (if applicable);
- xiv. Wetland areas (where applicable);
- xv. Dumpster location (where applicable);
- xvi. Mailbox kiosk location (if applicable);
- xvii. Access management and connectivity, off-street parking and loading, screening and buffers, fences and walls, and principal use outdoor display areas requirements shall comply with standards as provided in Article 9.0, General Site Standards; and
- xviii. Specific development plan elements which may be included at the option of applicant.

## RMF-2 Uses

RMF-2	√= Permitted Use L= Limited Use S=Special Use	Use Standards
Single-family detached	√	
Single-family attached	√	
Two-family	√	
Three-family / Four-family	√	Sec. 8.1.1
Townhouse	√	
Stacked townhouse	√	
Apartment	√	
Cluster Development	L	Sec. 8.10
Child caring institution	S	Sec. 8.1.5
Monastery/convent	√	
Agriculture, personal	√	
Community Garden	√	
Park, general	√	
Library/community center	√	
Police/fire station or substation	√	
Child/adult day care home	L	Sec. 8.3.9 or Sec. 8.7.11
Child/adult day care center	S	Sec. 8.3.10 or Sec. 8.7.11
School, public or private (K-12)	L	Sec. 8.3.14 and Sec. 8.7.14
All places of worship	√	Sec. 8.3.15, Sec. 8.7.13, and Sec. 8.8.3(d)
Assisted living facility	√	
Personal care home, registered	√	Sec. 8.3.19
Personal care home, family	√	Sec. 8.3.19
Personal care home, group	S	Sec. 8.3.19
Personal care home, congregate	S	Sec. 8.3.19
Community living arrangement	S	
Golf course	√	
Retail consumption dealer (on premise consumption of alcohol)	S	Sec. 8.7.24 and Sec. 7.14
Dock, private	√	
Dock, Residential Community	√	
Marina, Residential	√	
Watercraft Launch/Ramp	√	
Utilities, major	S	
Utilities, minor	√	

5.10.5 Development Standards for Permitted Housing Types			
Standards	RMF-1	RMF-2	RMF-3
<b>Site (min)</b>			
Lot area per unit (sq ft) [1][2]			
Single-family detached	6,000	5,000	--
Single-family attached	3,600	3,300	2,400
Two-family	3,600	3,300	2,400
Townhouse/Stacked Townhouse	No min.	No min.	No min.
Three-Four Family/Apartment	--	No min.	No min.
<b>Lot Dimensions [1]</b>			
Lot width per unit (min ft)			
Single-family detached	60	50	--
Single-family attached	36	33	24
Two-family	36	33	24
Townhouse unit width	20	20	20
Lot width (min ft)			
Three-Four Family	--	50	50
Apartment	--	55	55
<b>Building Setbacks [2][3] (min ft)</b>			
Street Access			
<b>Front Yard</b>			
Single-family detached	20	20	--
Single-family attached	20	20	20
Two-family	20	20	20
Townhouse/Stacked Townhouse	20	20	20
Three-Four Family	--	20	20
Apartment	--	25	25
<b>Side (interior) Yard</b>			
Single-family detached	5	5	--
Single-family attached	5	5	5
Two-family	5	5	5
Townhouse inc. Stacked (end unit)	5	5	5
Three-Four Family	--	7	7
Apartment	--	10	10
<b>Side (street) Yard</b>			
Apartments	--	15	15
All other housing types	10	10	10
<b>Rear Yard</b>			
Single-family detached	20	20	20
All other housing types	25	25	25
From access easement	5	5	5

5.10.5 Development Standards for Permitted Housing Types			
Standards	RMF-1	RMF-2	RMF-3
<b>Lane Access</b>			
<b>Front Yard</b>			
Apartment	--	20	20
All other housing types	15	15	15
<b>Side (interior) Yard</b>	5	5	5
<b>Side (street) Yard</b>	5	5	5
<b>From access easement</b>	20	20	20
<b>Rear Yard</b>	5	5	5
<b>Building separation</b>	See Fire Code	See Fire Code	See Fire Code
<b>Building Coverage (max)</b>			
<b>Street Access</b>			
Single-family detached	40%	40%	--
All other housing types	50%	50%	50%
<b>Lane Access</b>			
Single-family detached	40%	45%	--
All other housing types	50%	50%	50%
<b>Height (max ft) [4]</b>	50	50	50
<b>Accessory Structure Setback</b>	See Sec. 8.7	See Sec. 8.7	See Sec. 8.7
<b>Parking Area Setback (min ft) (Apartments Only)</b>			
From collector and arterial street rights-of-way	--	15	15
From local street rights-of-way	--	10	10
From lane, property line or access easement	--	5	5
(--) = not applicable [1] The site standards (minimum lot area per unit) for the RMF districts may not be used to exceed the maximum density of the district. Common area and proposed right-of-way area may be used in the calculation of density. [2] Where a residence is proposed to be served by private water and/or sewer, additional lot area and/or setbacks may be required by the Chatham County Health Department. [3] When access is obtained only from the street, the street access standards shall apply. When access is obtained only from the lane, the lane access standards shall apply. When access is obtained from both the street and the lane, the street access standards shall apply. [4] Buildings proposed within 50 feet of an RSF- RTF or TR- district shall be subject to the height restrictions established in such district.			