



Chatham County - Savannah Metropolitan Planning Commission

AUGUST 16, 2022 REGULAR MPC MEETING, 1:30 P.M.

Title

MAP AMENDMENT | 925 and 1301 East President Street as well as a portion of Tybee Depot | 22-002294-ZA

Description

File No. 22-002294-ZA

Location: 925 and 1301 East President Street and a portion of the former Tybee Depot property.

PINs: 20014 04001, 20006 04001A, and 20006 04001

Acreage: +/- 19.77 Acres

Prepared by Marcus Lotson, Director

Petitioner: Robert L. McCorkle, III, Agent

Owner: Riverview President Street, LLC

Aldermanic District: 2, Leggett

County Commission District: 2, Rivers

Neighborhood/Subdivision: Hitch Village / Fred Wessels Homes

Current Zoning District: I-L (Light Industrial)

Future Land Use (FLU) Category: Downtown - Expansion

The petitioner, Robert L. McCorkle, III, is requesting a rezoning of two parcels and a portion of a third parcel from a I-L (Light - Industrial) district to a D-CBD (Downtown - Central Business) district. The property is 19.77 acres, is located south of East President Street, near General McIntosh Boulevard.

Recommendation

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Based upon the review criteria and land use pattern, staff recommends **denial** of the rezoning as submitted and alternatively recommends **approval** to rezone the property to the D-C (Downtown-Commercial) zoning district with the following conditions:

1. Approval by the Planning Commission, prior to adoption of a zoning change, of a General Master Plan as defined in Ordinance Sec 6.1.17
2. No building taller than Five ((5) stories or Fifty (50) feet in height shall be constructed within 100 feet of a property line shared with a residential or institutional use existing at the date of zoning adoption. This area shall also serve as a buffer consistent with Sec. 9.5 of the Savannah Zoning Ordinance, Screening and Buffers to include screening of mechanical areas.

Note: Staff's recommendation is based upon information contained in the application and discussions with the Applicant. This recommendation could change based on information gathered during the public hearing.

Contact

Financial Impact

Review Comments

Attachments

- ④ [COMBINED MAPS.pdf](#)
- ④ [Application, File no. 22-002294-ZA.pdf](#)
- ④ [Development Agreement - Riverview President Street LLC.pdf](#)
- ④ [Exhibits - Riverview President Street LLC.pdf](#)
- ④ [List of Uses for I-L.pdf](#)
- ④ [List of Uses For D-CBD.pdf](#)
- ④ [areas-zoned-d-cbd.pdf](#)
- ④ [Photos.pdf](#)
- ④ [Staff Report 2294.pdf](#)