

## PLAN DETAILED REPORT (22-002294-ZA)

<b>Plan Type:</b> Zoning Action	<b>Project:</b>	<b>App Date:</b> 05/16/2022
<b>Work Class:</b> Rezoning and Comprehensive Plan Amendmen	<b>District:</b> Hitch Village/Fred Wessels Homes	<b>Exp Date:</b> 11/12/2022
<b>Status:</b> Under Review	<b>Square Feet:</b> 0.00	<b>Complete Date:</b> NOT COMPLETED
<b>Description:</b> Rezoning from I-L to D-CBD zoning district. Proposed land use: Multi-Family, Upper Story Residential, Retail, Restaurant, Hotel.	<b>Valuation:</b> \$0.00	<b>Assigned To:</b> Christy Adams

**Permit #:**

20006 04001	<b>Address:</b> East 1303 President St Savannah, GA 31401	<b>Zone:</b> PD (PD)
20014 04001		I-L (I-L)
20006 04001A                      Main	East 925 President St                      Main Savannah, GA 31401	

<p><b>Current Owner</b> John Foley Riverview President Street, LLC 3300 Cobb Pkwy Suite: 120 Atlanta, GA 30339 Business: 7708184030</p>	<p><b>Authorized Agent</b> Robert Mccorkle Iii McCorkle, Johnson &amp; McCoy, LLP 319 Tattnall St Savannah, GA 31401 Business: 9122326000</p>
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Invoice No.	Fee	Fee Amount	Payments
00096470	Rezoning Base + Acreage	\$4,488.50	\$4,488.50
<b>Total for Invoice 00096470</b>		<b>\$4,488.50</b>	<b>\$4,488.50</b>
<b>Grand Total for Permit</b>		<b>\$4,488.50</b>	<b>\$4,488.50</b>

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Planning & Urban Design  
20 Interchange Drive, Administration Bldg.  
Savannah, GA, 31415  
Phone: 912.525.2783 / Fax: 912.525.1562  
[www.savannahga.gov/planning](http://www.savannahga.gov/planning)

Rezoning (Map Amendment) and  
Comprehensive Plan Future Land Use Map  
Amendment Application



110 E State St, Savannah, GA, 31401  
Phone: 912.525.8246 Savannah, GA, 31412-8246  
Phone: 912.525.1440 / Fax: 912.651.1480  
[www.thempc.org](http://www.thempc.org)

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Please type or print legibly. Attach additional sheets, if necessary, to fully answer any of the following sections. Incomplete applications will not be scheduled by the Metropolitan Planning Commission (MPC) until deficiencies are corrected. Additional instructions and information regarding the amendment process are attached. **SUBMIT AN ELECTRONIC COMPLETED APPLICATION TO [PLANNING@SAVANNAHGA.GOV](mailto:PLANNING@SAVANNAHGA.GOV)**. Applicants are required to contact the MPC staff at 912.651.1440 prior to submitting an application.

**I. Subject Property**

Street Address(es): 925 & 1301 EAST PRESIDENT STREET & a portion of the TYBEE DEPOT parcel  
Property Identification Number(s) (PINs) (Note: Attach a boundary survey, recorded or proposed plat, tax map or scaled plot plan to identify the property boundary lines.): 2006 04001 & 20006 04001A & part 20014 04001  
Total acreage of the subject property: 19.77 acres  
Existing land use(s) for the subject property (e.g., undeveloped, restaurant, auto repair shop, multi-family): Previous warehouse and transitional housing

**II. Action Requested**

**A. Type of Request.**

- Rezoning (Zoning Map Amendment)
- Comprehensive Plan's Future Land Use Map Amendment (If proposed rezoning does not fit the designated Future Land Use Map Category)

**B. Application History.** Have any previous applications been made to rezone the subject property (Certificate of Appropriateness (COA), Subdivision, Site Permit (General Development Plan), Business Location Approval, Text Amendment)?

Yes  No If yes, please provide the Plan/Permit File Number(s): \_\_\_\_\_

**C. Rezoning Information.**

- Identify the existing zoning district(s) for the subject property: I-L LIGHT INDUSTRIAL
- Proposed zoning district(s) for the subject property: D-CBD DOWNTOWN CENTRAL BUSINESS  
(Only one district should be proposed unless there is an extenuating circumstance. If more than one district is desired, please provide supporting rationale as part of this application. A zoning district must be identified or the application will not be processed.)
- List all proposed land use(s) in accordance with the Zoning Ordinance. (Refer to Zoning Ordinance Article 5 Sec. 5.4 Principal Use Table. If your desired use is not listed, contact the Planning and Urban Design Department for a use determination. Planning and Urban Design by contacting 912.525.2783.) \_\_\_\_\_  
MULTI-FAMILY, UPPER STORY RESIDENTIAL, RETAIL, RESTAURANT, HOTEL

**The petitioner will receive notification to obtain and post the Public Notice Sign(s)  
from the City's Planning & Urban Design Office at least  
15 DAYS PRIOR TO THE PLANNING COMMISSION and CITY COUNCIL MEETINGS.**

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**D. Comprehensive Plan Future Land Use Map Amendment.**

Sections 5.5 through 5.17, subsection 2 of the Zoning Ordinance titled Comprehensive Plan Future Land Use Map (FLUM) Consistency list the permitted Future Land Use (FLU) Category(ies) for each Zoning District. Chapter 5 of the Chatham County-Savannah Comprehensive Plan lists and defines these categories. If the proposed Zoning District is not allowed within the current FLU Category designated for the property, a Comprehensive Plan FLUM Amendment is required. As part of the application review process, the Planning Commission and City will evaluate and determine if the proposed Zoning District requires a FLU Map Amendment.

- What is the present Future Land Use Category designated for the property? DOWNTOWN EXPANSION
- What is the Future Land Use Category that allows the proposed Zoning District? \_\_\_\_\_

**III. Rezoning Review Criteria**

Describe the purpose of the requested rezoning. Please note, the review criteria for rezonings follow Sec. 3.5.8 and Planned Development rezonings follow Sec. 6.1.12.

The proposed zoning is more suitable for the City's future land use of Downtown Expansion. The proposed zoning would not adversely affect the existing use or usability of adjacent or nearby property and is more compatible with the present zoning pattern and the character of the surrounding area. The proposed zoning is in conformity with the intent of the City's Comprehensive Plan and other adopted plans in the surrounding area. Our studies have shown that there are adequate City services to support the proposed zoning. The subject property is not located within 3,000 feet of a military base, installation or airport or within the 3,000 foot Clear Zone and Accident Prevention Zones Numbers I & II

Is the subject parcel located within 3,000 feet of a military base, installation or airport, or within the 3,000 foot Clear Zone and Accident Prevention Zones Numbers I and II as prescribed in the definition of an Air Installation Compatible Use Zone that is affiliated with such base, installation or airport?  Yes  No

**IV. Neighborhood Meeting**

A neighborhood meeting is required as shown in Table 3.2-1, Types of Required Public Notice for Applications, or indicated elsewhere in the Zoning Ordinance. If an applicant fails to provide neighborhood notification consistent with the requirements, the public hearing will be postponed until after such notification has been made. Please complete the following information.

- Neighborhood Association: None (according to our search and the City's GIS system)
- Neighborhood President: \_\_\_\_\_ **RECEIVED**
- Method of Notification: \_\_\_\_\_
- Date Notification Sent: \_\_\_\_\_ **MAY 18 2022**
- Date of Neighborhood Meeting: \_\_\_\_\_
- Time of the Meeting: \_\_\_\_\_
- Location of the Meeting: \_\_\_\_\_
- Date Notification Sent to Planning Director of the Scheduled Date, Time, Place: \_\_\_\_\_
- Date of Planning Commission Meeting: \_\_\_\_\_

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**V. Property Owner Information**

Name(s): RIVERVIEW PRESIDENT STREET, LLC

Registered Agent: JOHN M. FOLEY

(Or Officer or Authorized Signatory, if Property Owner is not an individual. Provide GA Annual Registration.)

Address: 3300 COBB PKWY, SUITE 120

City, State, Zip: ATLANTA, GA 30339

Telephone: 770-818-4030 Fax: \_\_\_\_\_

E-mail address: \_\_\_\_\_

**VI. Petitioner Information, if different from Property Owner** (If the property owner(s) will have an agent serve on his or her behalf, the owner(s) must complete the attached Letter of Authorization. If the agent changes after submitting the application and the agent is not the property owner, a new authorization form will be required.)

Name(s): \_\_\_\_\_

Registered Agent: \_\_\_\_\_  
(Or Officer or Authorized Signatory, If Petitioner is not an Individual)

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail address: \_\_\_\_\_

**VII. Agent, if different from Petitioner or Property Owner** (A signed, notarized statement of authorization from the property owner is required and must be attached if this section applies. If the agent changes after submitting the application and the agent is not the property owner, a new authorization form will be required.)

Name(s): ROBERTY L. McCORKLE, III

Firm or Agency: McCORKLE, JOHNSON & McCOY, LLP

Address: 319 TATTNAL STREET

City, State, Zip: SAVANNAH, GA 31401

Telephone: 912-232-6000 Fax: \_\_\_\_\_

E-mail address: rlm@mccorklejohnson.com

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**Contacts**

Planning & Urban Design: 20 Interchange Drive, Administration Building, Savannah, GA, 31415  
P.O. Box 1027, Savannah, GA, 31402 (Phone: 912.525.2783)

The Planning Commission: 110 E. State St, Savannah, GA, 31401 (Located at the State Street Garage)  
P.O. Box 8246, Savannah, GA, 31412 (Phone: 912.651.1440)

**VIII. Letter of Authorization**

As fee simple owner of the subject property that is identified as Property Identification Number(s) (PIN) 20006 04001, 04001A and a portion of 20014 04001 \_\_\_\_\_, I (we) authorize

Robert L. McCorkle, III (Agent Name) of McCorkle, Johnson & McCoy, LLP (Firm or Agency, if

applicable) to serve as agent on my (our) behalf for the purpose of making and executing this application for the proposed request. I (we) understand that any representations(s) made on my (our) behalf, by my (our) authorized representative, shall be legally binding upon the subject property.

**Property Owner(s)**

Name(s): Riverview President Street, LLC

Registered Agent: John Foley  
(Or Officer or Authorized Signatory, if Property owner is not an individual)

John M Foley Signature(s) \_\_\_\_\_ Date 5/10/2022

**Witness Signature Certificate**

State of Georgia

County of Cobb

Signed or attested before me on 5/10/2022  
Date

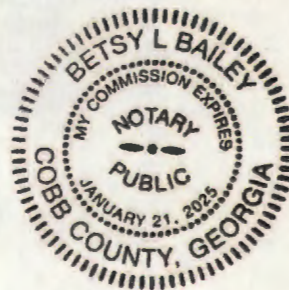
by John M. Foley  
(Printed name(s) of individual(s) signing document)

who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Personally Known or  Produced Identification Type of ID \_\_\_\_\_

Betsy L. Bailey  
Signature of notary public

Betsy L. Bailey  
(Name of notary, typed, stamped or printed)  
Notary Public State of Georgia  
My commission expires: 1/21/2025



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**IX. Disclosure of Campaign Contribution Form** To be filed within 10 days of filing this application. This is required to be filled out by the Petitioner, Property Owner, and/or Agent per the Conflict of Interest in Zoning Actions Act (O.C.G.A. § 36-67A).

- (a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
  - (1) The name and official position of the local government official to whom the campaign contribution was made; and
  - (2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.
- (c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority of the respective local government showing:
  - (1) The name and official position of the local government official to whom the campaign contribution was made; and
  - (2) The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government or any of its agencies on the rezoning application.

**Please answer the following questions:**

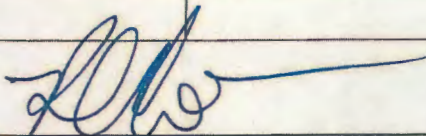
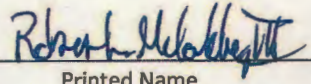
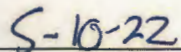
- A. Within two years immediately preceding the filing this application, have you and your agent (if applicable) made a campaign contribution in the amount of \$250 or more to any of the local government officials listed below?  Yes  No If you answered "Yes", please complete Question 2.

The Mayor and Aldermen of the City of Savannah	
Van R. Johnson, II, Mayor	Linda Wilder-Bryan, District 3
Kesha Gibson-Carter, At-Large (Post 1)	Nick Palumbo, District 4
Alicia Miller Blakely, At-Large (Post 2)	Dr. Estella Edwards Shabazz, District 5
Bernetta B. Lanier, District 1	Kurtis Purtee, District 6
Detric Leggett, District 2	

Chatham County-Savannah Metropolitan Planning Commission		
Loreen Boles	Ruel Joyner	Joseph Welch
Travis Coles	Wayne Noha	Tom Woiwode
Elizabeth Epstein	Eula Parker	Jay Melder, Ex-Officio
Joseph Ervin	Dwayne Stephens	Lee Smith, Ex-Officio
Karen Jarrett	Malik Watkins	

**B. If you checked "Yes" to Question 1, complete the section below:**

Contribution			
Name of Official to Whom Contribution was Made	Official Position at Time of Contribution	Date of Contribution	Description & Dollar Amount of Contribution
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Signature of Petitioner or Petitioner's Agent or Opponent      Printed Name      Date

**X. Application Fee**

The non-refundable filing fee is based on the type of use for which relief is requested. Make check payable to City of Savannah.

- Rezoning/Comprehensive Plan Amendment: \$3,500.00 + \$50.00 per acre
- Rezoning for Planned Developments: \$1,000.00 + \$150.00 per acre

**XI. Application Checklist**

Pursuant to O.C.G.A. § 8-2-26, this checklist must be completed and submitted with each permit application. Please check every item as either "Y" for items that are included with the application or "N" for items that are not included with the application. Items without an "N" checkbox are minimum requirements initially due with the application if applicable.

Yes   No

- Part I. Subject Property
- Part II. Action Required
- Part III. Rezoning Review Criteria Form
- Part IV. Neighborhood Meeting
- Part V. Property Owner Information
- Part VI. Petitioner Information
- Part VII. Agent
- Part VIII. Letter of Authorization
- Part IX. Disclosure of Campaign Contribution Form
- Part X. Application Fee
- Part XI. Complete Application Checklist
- Part XII. Certified Application (Signed application)
- Survey. A scaled or dimensioned boundary survey, tax map, plot plan, or sketch showing the subject property (Original not scanned if produced electronically and not recorded).
- Legal Description. A legal description of the land by lot, block, and subdivision designations, or if none, by metes and bounds (Electronic or digital Word document).
- Concept Plan of the proposed development if applicable

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*Please note: Supplemental information may be required during plan review to address deficiencies.*

**XII. Certified Application**

By my signature below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures, and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date. I understand that the approval of an application for Special Use Permit by The Mayor and Aldermen does not constitute a waiver from any applicable local, state, or federal regulations.

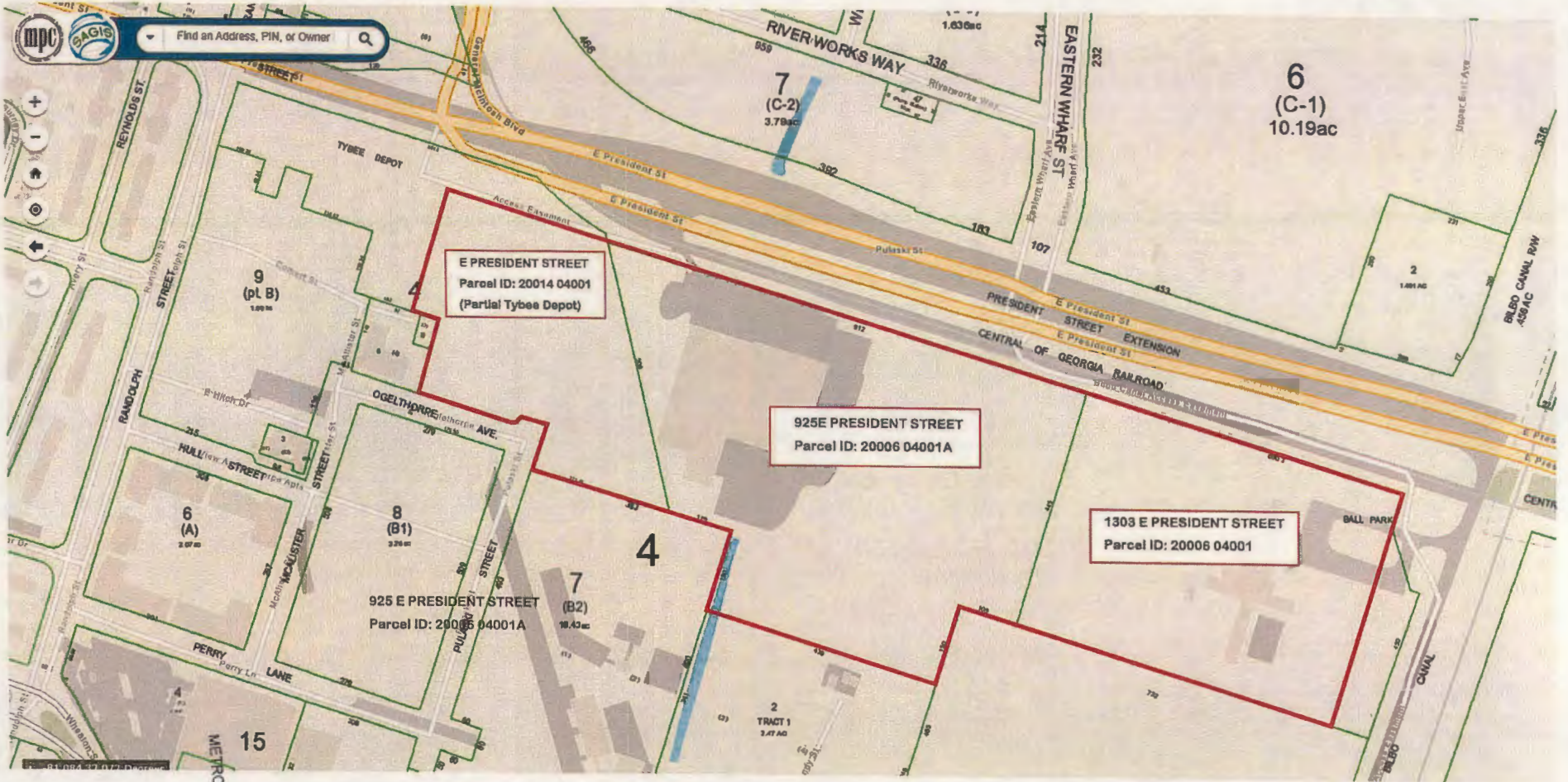
Robert L. McLaughlin, III      5-10-22

Signature of Petitioner or Petitioner's Agent

Printed Name

Date

RIVERVIEW PRESIDENT STREET, LLC  
President Square Rezoning



METROPOLITAN PLANNING COMMISSION

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22-002914-2A



Riverview President Street, LLC  
President Square Rezoning



JULIAN P. ALBERT, CLU, AIA, FIC, CFP®

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