

## PLAN DETAILED REPORT (21-005936-ZA)

<b>Plan Type:</b>	Zoning Amendment	<b>Project:</b>		<b>App Date:</b>	10/27/2021
<b>Work Class:</b>	Map Amendment	<b>District:</b>	Avalon/Oglethorpe Mall Area	<b>Exp Date:</b>	04/25/2022
<b>Status:</b>	Under Review	<b>Square Feet:</b>	0.00	<b>Complete Date:</b>	NOT COMPLETED
<b>Description:</b>	Rezoning	<b>Valuation:</b>	\$0.00	<b>Assigned To:</b>	Jessica Hagan
<b>Permit #:</b>					

20559 01005

Main

**Address:** 7810 Abercorn St  
Savannah, GA 31406

Main

**Zone:** B-C (Community Business)

Authorized Agent

Robert Mccorkle Iii

319 Tattnall St  
Savannah, GA 31401

Business: 9122326000

Invoice No.	Fee	Fee Amount	Payments
			\$0.00
		Total for Invoice	\$0.00
		<b>Grand Total for Permit</b>	<b>\$0.00</b>



21-005936-2A

21-005936-2A  
CK# 2775



Planning & Urban Design  
5515 Abercorn St, Savannah, GA, 31405  
Phone: 912.525.2783 / Fax: 912.651.6543  
[www.savannahga.gov/planning](http://www.savannahga.gov/planning)

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

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110 E State St, Savannah, GA, 31401  
P.O. Box 8246, Savannah, GA, 31412-8246  
Phone: 912.651.1440 / Fax: 912.651.1480  
[www.thempc.org](http://www.thempc.org)

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 requested to contact the MPC staff at 912.651.1440 or City Planning and Urban Design staff at 912.525.2783 prior to submitting an application.

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**I. Subject Property**

Street Address(es): 7810 Abercorn Street  
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.): 20559-01005  
Total acreage of the subject property: 9.85 acre portion of 20559-01005  
Existing land use(s) for the subject property (e.g., undeveloped, restaurant, auto repair shop, multi-family): Vacant retail and parking lot

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**II. Action Requested**

**A. Type of Request.** If more than one action is sought, submit a separate application and fee for each 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: B-C
- Proposed zoning district(s) for the subject property: RMF-2-25  
(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.)  
Multifamily residential

**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.**



**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? Commerical-Regional
- What is the Future Land Use Category that allows the proposed Zoning District? Residential-general

**III. Rezoning Review Criteria Form**

Describe how the requested rezoning satisfies one or more of the following criteria:

**A. Suitability and Community Need:**

- Whether the range of uses permitted by the proposed zoning district is more suitable than the range of uses that is permitted by the current zoning district.
- Whether the proposed zoning district addresses a specific need in the county or city.

Both commercial and multifamily residential uses are suitable in this location but the City need and demand is for multifamily residential. Most apartments in the area are decades old. New quality apartments will be a benefit to the community.

**B. Compatibility:**

- Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.
  - Whether the zoning proposal is compatible with the present zoning pattern and conforming uses of nearby property and the character of the surrounding area.
  - 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.
- Retail conditions in Savannah and throughout the country have changed. There is little demand for large scale retail space. This project will fold into the parking and circulation of the mall and benefit adjacent properties by improving traffic flow and inserting customers on site.

**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.

The future land use plan did not anticipate the changes in retail shopping that have occurred in the last decade. Adaptive re-use is necessary for large retail tracts such as this in order to avoid long term vacancy.

**d. Reasonable Use:**

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

The most reasonable use as currently zoned is self-storage. However, there is a great need for multi-family residential on the southside and this site is ideally located for such use.



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.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

f. **Proximity to a Military Base, Installation or Airport:**

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: \_\_\_\_\_
- Neighborhood President: \_\_\_\_\_
- Method of Notification: \_\_\_\_\_
- Date Notification Sent: \_\_\_\_\_
- 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: \_\_\_\_\_

**V. Property Owner Information**

Name(s): MCG Savannah Owner, LLC

Registered Agent: \_\_\_\_\_

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

Address: 5605 Carnegie Boulevard, Suite 420

City, State, Zip: Charlotte, North Carolina 28209

Telephone: 919-414-8972

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

E-mail address: tobie@madisoncapgroup.com

**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): N/A

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): Robert L. McCorkle, III

Firm or Agency: McCorkle, Johnson & McCoy, LLP

Address: 319 Tattnall Street

City, State, Zip: Savannah, Georgia 31401

Telephone: 912-232-6000

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

E-mail address: rlm@mccorklejohnson.com

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**Contacts**

Planning & Urban Design: 5515 Abercorn St, Savannah, GA, 31405  
(Located in the Development Services Building)  
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)



**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:**

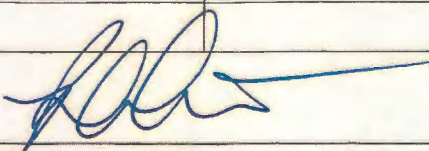
- A. Within two years immediately preceding the filing this application, have you and your agent (if applicable) made a campaign contribution in the amount of \$250 or more to any of the local government officials listed below? ☐ Yes ☒ No If you answered "Yes", please complete Question 2.

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		
Laureen Monica Boles	Ruel Joyner	Joseph Welch
Travis Coles	Wayne Noha	Tom Wolwode
Elizabeth Epstein	Eula Parker	Michael Brown, Ex-Officio
Joseph Ervin	Dwayne Stephens	Lee Smith, Ex-Officio
Karen Jarrett	Linder Suthers	

- 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 of Contribution

Signature of Petitioner or Petitioner's Agent or Opponent  Printed Name **Robert L. Hester** Date **10-22-21**



**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. Fees are subject to change.

- ☒ Rezoning: \$600.00  
☐ Comprehensive Plan Amendment: \$600.00

**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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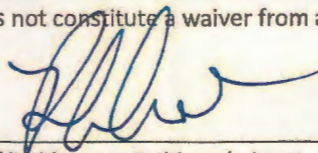
**OCT 27 2021**

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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.



Signature of Petitioner or Petitioner's Agent

Robert F. McClarky, III

Printed Name

10-26-21

Date



**VIII. Letter of Authorization**

As fee simple owner of the subject property that is identified as Property Identification Number(s) (PIN) 20559-01005, 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): MCG Savannah Owners, LLC

Registered Agent: Ryan Hanks  
(Or Officer or Authorized Signatory, If Property owner is not an individual)

Signature(s) [Signature] Date 10-25-21

**Witness Signature Certificate**

State of Georgia North Carolina

County of Mecklenburg

Signed or attested before me on 10-25-21  
Date

by Ryan Hanks  
(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 \_\_\_\_\_

[Signature]  
Signature of notary public

Tina L. Mitchell  
(Name of notary, typed, stamped or printed)  
Notary Public State of Georgia  
My commission expires: 4-15-24

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7804 ABERCORN ST #156



Show search results for **780...**



CHIPPEWA  
TERRACE

20559-01005

Oglethorpe Mall

B-C

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Womble Ave



E Fairhol



□ ○

OAKHURST

-81.119 32.002 Degrees

..... Reload the map where I left off .....  
 CLICK HERE to reload previous map location !



21-005936-2A



Note: This plan is conceptual in nature and subject to change.

SGA | NarmourWright  
DESIGN

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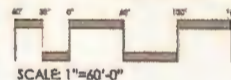
Madison Savannah Apartments

Savannah, GA

Conceptual Masterplan 7.4

21-025-02 | 06/09/2021

MADISON  
CAPITAL GROUP





21-005936-2A



**THOMAS  
&  
HUTTON**

**SEARS REDEVELOPMENT**

CONCEPT PLAN  
MAY 2021

- Property
- Street
- Waterway
- Other
- Other
- Other
- Other
- Other

OCT 27 2021

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**PROPERTY DESCRIPTION****Residential Parcel**

All that certain lot, tract or parcel of land situate, lying and being in the 7<sup>th</sup> G.M. District, City of Savannah, Chatham County, Georgia, being a portion of the property having a tax parcel identification number of 20559 01005 and being more particularly described as follows:

Commencing at a point at the intersection of the eastern right of way line of White Bluff Road and the southern right of way line of Abercorn Street; thence in an easterly direction along the southern right of way line of Abercorn Street along a curve turning to the left an arc distance of 236.59 feet to a point, the Point of Beginning; thence along said right of way line with the arc of a curve turning to the left, having an arc length of 91.15 feet, a radius of 2,156.00 feet, a chord length of 91.14 feet, and a chord bearing N 68°05'01" E to a point; thence departing said right of way line S 30°59'52" E a distance of 859.66 feet to a point; thence S 59°00'17" W a distance of 545.33 feet to a point; thence N 72°59'43" W a distance of 238.82 feet to a point; thence N 06°29'04" W a distance of 188.40 feet to a point; thence N 51°29'04" W a distance of 14.14 feet to a point; thence S 83°30'56" W a distance of 97.23 feet to a point; thence N 73°04'30" W a distance of 160.51 feet to a point on the eastern right of way line of White Bluff Road; thence along said right of way line N 16°55'30" E a distance of 60.00 feet to a point; thence departing said right of way line S 73°04'30" E a distance of 148.08 feet to a point; thence N 83°30'56" E a distance of 84.80 feet to a point; thence N 38°30'56" E a distance of 14.14 feet to a point; thence N 06°29'04" W a distance of 257.29 feet to a point; thence N 59°54'52" E a distance of 397.06 feet to a point; thence N 30°59'52" W a distance of 224.54 feet to a point, the said Point of Beginning. Having an area of 429,205 square feet or 9.85 acres.

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