



MEMORANDUM

TO: The Mayor and Aldermen of the City of Savannah

FROM: Candra Teshome, Senior Planner

DATE: August 25, 2022

SUBJECT: Summary of the Provision of Zoning Designation for the 10-acre Property Subject to the Annexation Petition by Joshua Yellin as Agent for petitioner Tribute Companies
File No. 22-003291-ZA

Subject Properties:

Zone 10 acres, more or less, from the Chatham County Residential Agriculture (R-A) zoning district to the City of Savannah Residential Agriculture—County (R-A-CO) zoning district
PIN 10941 01017
340 Buckhalter Rd
Joshua Yellin, Agent, for petitioner Tribute Companies

Additional Information

A request to annex one (1) parcel contiguous to the municipal boundaries, comprising approximately 10 acres, into the City of Savannah's corporate limits was received July 6, 2022.

Sec. 1.6 Zoning of Property Relating to New Service Delivery states: *"All property annexed into the City boundaries may by adoption by the Mayor and Aldermen retain and be incorporated into the City's zoning ordinance and official zoning map under the County's zoning district applicable to the property at the time of annexation. The "Zoning Ordinance of Chatham County, Georgia," is hereby adopted and made a part of this ordinance for this purpose. The County's zoning restrictions applicable to the said zoning district shall be incorporated into this ordinance and applied to the annexed property. In such case the suffix "CO" (for County) shall be added to the zoning district to show that the County's zoning district shall apply to the annexed property. All other provisions of this ordinance shall apply to the annexed property. Such use of the annexed property under the County's zoning district shall not be deemed nonconforming as that term is used in this ordinance but may be considered after annexation for an amendment to rezone the subject property to a zoning district in conformity with this zoning ordinance."*


Transportation Network: The property has direct frontage along Burkhalter Rd.

Public Services and Facilities: The property is not served by public water and sewer infrastructure. After annexation, the property will be served by the Savannah Police Department, Savannah Fire Rescue, and by the City of Savannah water and sanitary sewer.

Subject Parcel:

Parcel 1 (PIN 10941 01017): Contains 10 acres, more or less, and is currently undeveloped.

Property to the north is currently undeveloped, is in unincorporated Chatham County and zoned R-A. Adjacent property to the east is in the City of Savannah's jurisdictional limits and is zoned Planned



Development. Property to the west is in unincorporated Chatham County, is zoned R-A and contains residential-agricultural uses. The southern property line is adjacent to Buckhalter Rd.

Recommendation: Staff recommends approval of the request to zone the property addressed 340 Buckhalter Rd from Chatham County's R-A zoning district to the City of Savannah's R-A-CO zoning district.

Note: This recommendation was determined from the information contained in the petitioner's application and other information available to staff at the time. This recommendation may be subject to change based on information provided at the public hearing.