



MEMORANDUM

TO: The Mayor and Aldermen of the City of Savannah
FROM: Candra Teshome, Senior Planner
DATE: July 6, 2022
SUBJECT: Summary of Zoning for the Annexation of 6305 Garrard Ave Ext (PIN 10866 01001), and Buckhalter Rd (10866 01002) File No. 22-002773-ZA

Subject Properties:

Parcel 1: Zone 5.63 acres, more or less, from the Chatham County Manufacturing (M) and Planned Manufacturing (P-M) zoning districts to the City of Savannah M-CO and P-M-CO zoning districts.

PIN 10866 01001

6305 Garrard Ave Ext

John Knox Porter, Registered Agent for Capital Development Partners, Property Owner

Parcel 2: Zone 13.40 acres, more or less Chatham County Manufacturing (M) and Planned Manufacturing (P-M) zoning districts to the City of Savannah M-CO and P-M-CO zoning districts.

PIN 10866 01002

Buckhalter Rd

John Knox Porter, Registered Agent for Capital Development Partners, Property Owner

Additional Information

A request to annex two (2) parcels, contiguous to the municipal boundaries, comprising approximately 19.03 acres into the City of Savannah's corporate limits was received May 11, 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 assemblage has one (1) access point to Veterans Pkwy.

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



Subject Parcels:

Parcel 1 (PIN 10866 01001): Containing 5.63 acres, more or less:

- Adjacent properties to the:
 - North: Adjacent property to the north is zoned Residential Agriculture (R-A) within the boundaries of unincorporated Chatham County.
 - South: Adjacent property to the south is zoned M (CO) and P-M (CO) and is the companion parcel associated with this request.
 - West: Adjacent property to the west is zoned M-CO within the boundaries of the City of Savannah.
 - East: Adjacent property to the east is zoned M (CO) and P-M (CO).

Parcel 2 (PIN 10866 01002): Containing 13.40 acres, more or less:

- Adjacent properties to the:
 - North: Adjacent property to the north is zoned M (CO) and P-M (CO), the majority of which is the companion parcel associated with this request.
 - South: Adjacent property to the south is zoned M.
 - West: Adjacent property to the west is zoned M (CO).
 - East: Adjacent property to the east is zoned M (CO) and P-M (CO).

Recommendation: Staff recommends approval of the request to zone 6305 Garrard Ave Ext (PIN 10866 01001) and property addressed Buckhalter Rd (PIN 10866 01002) from Chatham County's M and P-M zoning district to the City of Savannah's M-CO and P-M-CO zoning districts.

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.