



OCTOBER 10, 2019

TO: The Mayor and Aldermen of the City of Savannah

RE: Summary of Rezoning for Annexation of the Waste Management et al Properties

Subject Properties:

- Parcel 1: Rezone 442.95 acres more or less from the Chatham County's PDR-SL Zoning District to the City of Savannah's PDR-SL-CO Zoning District
PINs 11026 02001 (Part – 158.81 acres), 11027 01016, 11027 01016A, 11027 01016B, 11027 01016C, 11027 01016D, and 11027 01016E (284.133 acres combined)
3001 Little Neck Road
Harold Yellin, Petitioner, for Waste Management et al, Property Owner
- Parcel 2: Rezone 403.76 acres more or less from the Chatham County's PDR-SM Zoning District to the City of Savannah's PDR-SM-CO Zoning District
PINs 11026 02001 (Part – 299.10 acres), 11027 01014 (52.10 acres), and 11027 01015 (52.56 acres)
3001 Little Neck Road and 265 Pinckney Road
Harold Yellin, Petitioner, for Waste Management et al, Property Owner
- Parcel 3: Rezone 0.44 acres more or less from the Chatham County's R-A Zoning District to the City of Savannah's R-A-CO Zoning District
PIN 11027 01015 (0.44 acres)
0 Little Neck Road
Harold Yellin, Petitioner, for Waste Management et al, Property Owner

Additional Information:

A request to annex ten contiguous parcels comprising approximately 847.15 acres at the southwest corner of Little Neck Road and Interstate 95 while keeping Chatham County's existing PDR-SL (Planned Development Reclamation – Sanitary Landfill), PDR-SM (Planned Development Reclamation – Surface Mining), and R-A (Residential-Agriculture) Zoning Districts.

The Mayor and Aldermen, at their Regular City Council Meeting, acknowledged receipt of an annexation petition for the parcels on August 15, 2019 and performed the First Reading of the Annexation Ordinance on August 29, 2019.

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 classification 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 classification 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 classification to show that the County's zoning classification 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 classification shall not be deemed non-conforming 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 classification in conformity with this zoning ordinance".

Transportation Network: The subject property have direct frontage along Little Neck Road, a paved two-lane rural street. Little Neck Road currently functions as a minor arterial street, pursuant to the Chatham County-Savannah Comprehensive Plan, between US 17 and US 80. Little Neck Road has an interchange with Interstate 16 north of the subject property. The subject parcel does not have access to Interstate 95.

Public Services and Facilities: The property is not served by public water and sewer infrastructure. This area is served by individual wells and by on-lot waste water systems. The property is currently served by the Chatham County Police Department and Chatham Emergency Services. 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 Parcels:

- Parcel 1:
 - Contains 442.95 acres on 6 parcels and a portion of another;
 - Existing landfill legally established in Chatham County's A-B Zoning District sometime during the early 1980s;
 - Made nonconforming by Chatham County with the deletion of the A-B Zoning District and rezoning to the R-A Zoning District in 1985;
 - Rezoned to the current P-DR-SL Zoning District with specific development plans, staff report, and MPC report by the Board of Commissioners on June 22, 1990 under MPC File #Z-199002-9291-C (90-9291-C);
 - Adjacent properties to the:
 - North – Chatham County's PDR-SM, Little Neck Rd, and City of Pooler's R-A Zoning District with 1 undeveloped property;
 - South – City of Savannah's I-L Zoning District with 1 undeveloped property, Chatham County's R-A Zoning District with 1 undeveloped property owned by Waste Management et al, and Interstate 95;
 - East – Little Neck Rd, City of Pooler's R-A Zoning District with 1 undeveloped property, and Interstate 95;
 - West – Chatham County's PDR-SM Zoning District with 1 undeveloped property owned by Waste Management et al.

- PINs 11027 01016, 11027 01016A, 11027 01016B, 11027 01016C, 11027 01016D, and 11027 01016E:
 - Plats were recorded under Plat Book 3P Page 205B, Plat Book 5P Page 105A, and Plat Book 10P Page 170A.
- Parcel 2:
 - Contains 403.76 acres on 2 parcels and a portion of another;
 - 299.10 acres (PIN 11026 02001 Part) rezoned to the current PDR-SM Zoning District with specific development plans, staff report, and MPC report by the Board of Commissioners on June 22, 1990 under MPC File #Z-199002-9291-C (90-9291-C);
 - 104.66 acres (PINs 11027 01014 and 11027 01015) rezoned to the current PDR-SM Zoning District with general development plan and MPC report by the Board of Commissioners on June 9, 2017 under MPC File #Z-170330-0038-1;
 - Adjacent properties to the:
 - North – Chatham County’s PDR-SM and R-A Zoning Districts with 1 single family residence and 4 undeveloped properties, two of which are owned by Waste Management et al, City of Pooler’s R-A Zoning District with 1 single family residence and 2 undeveloped properties, and Little Neck Rd;
 - South – Chatham County’s PDR-SL and R-A Zoning Districts with partially developed landfill and City of Savannah’s I-L Zoning District with 1 undeveloped property;
 - East – Little Neck Rd, City of Pooler’s R-A Zoning District with 1 single family residence and 2 undeveloped properties, and Chatham County’s PDR-SL Zoning District with partially developed landfill;
 - West – Chatham County’s R-A and PDR-SM Zoning Districts with 2 undeveloped properties, one of which is owned by Waste Management et al.
- Parcel 3:
 - Contains 0.44 acres on 1 parcel;
 - Has been in Chatham County’s R-A Zoning District since at least 1985;
 - Adjacent properties to the:
 - North – Chatham County’s PDR-SL Zoning District with 1 property owned by Waste Management et al;
 - South –City of Savannah’s I-L Zoning District with 1 undeveloped property;
 - East – Interstate 95 and Chatham County’s RA Zoning District with 1 undeveloped property;

- West – City of Savannah’s I-L Zoning District with 1 undeveloped property.
 - A Plat was recorded under Plat Book 8P Page 38A.
- Wetlands:
 - 51.51 acres of Conservation Areas as recorded under Plat Book 17P Pages 48A and 48B;
 - 121.49 acres of Preservation Areas as recorded under Plat Book 50 Page 311.
- Approved Plans:
 - June 22, 1990: Chatham County Board of Commissioners approved a General Development Plan titled “Proposed Landfill Expansion & Borrow Pit” dated February 28, 1990 and marked revised March 27, 1990;
 - September 3, 1991: Planning Commission approved a Specific Site Plan for the Operations Yard/Office Area on 5 acres under MPC File No. S-91-9593-S;
 - January 8, 1993: Board of Commissioners approved a Specific Development Plan under MPC File No. S-91-9593-CC. Planning Commission recommended approval on December 16, 1992;
 - September 7, 1993: Planning Commission approved an amendment to the Specific Development Plan under MPC File No. S-9593-S;
 - August 19, 1997: Planning Commission approved an amendment to Note 14 that states *“The wooded areas in the footprint of the potential site No. 2 will remain in place except for silvicultural and agricultural activities approved by the Chatham County Arborist until such time that site No. 2 expansion area is permitted and development begins. At no time shall clearing for silvicultural or agricultural activities allow any portion of the adjoining landfill activities to be seen from an adjoining property or public right-of-way”* under MPC File No. S-97-11862-C and recorded under Plat Book 15P Page 14;
 - February 6, 2001: Planning Commission approved a revised Specific Development Plan for the replacement of a mobile office with a new office and the relocation of existing scales with the addition of new scales for the weighing station and the replacement of an existing maintenance office with the mobile office under MPC File No. P-010117-41833-1;
 - April 25, 2017: Planning Commission approved a Master Plan Amendment that adds 104.66 acres (PINs 11027 01014 and 11027 01015) to the Superior Landfill Master Plan, which is also approved by the Board of Commissioners on June 9, 2017 under MPC File #Z-170330-0038-1:
 - 25.20 acres to be used as a Surface Mine Area that provides fill dirt for the existing landfill operation. *“Mr. Yellin said, perhaps most importantly, we’re running out of dirt to cover the landfill. If we don’t take dirt from this site, we’re going to have to go off site, haul the dirt from somewhere else in the county, drag that dirt across your roads, dropping dirt along the way to cover the landfill. This allows us to do everything internally. So when*

somebody asked more trucks, the answer is fewer trucks. Literally, trucks from our site will go internally to this borrow pit, use the dirt to cover the landfill” (June 9, 2017 Board of Commissioners Regular Meeting Minutes);

- 36.05 acres of wetlands;
- 9.70 acres for 100’ buffer.
- The Board of Commissioners and/or the Planning Commission may have approved other revisions/amendments since 1990 to the master and development plans.

Sincerely,



Tiras Winn Petrea
Principal Zoning Inspector