



NOVEMBER 7, 2019

TO: The Mayor and Aldermen of the City of Savannah

RE: Summary of the Rezoning of a 9.84-acre Property

Subject Property:

Parcel: Rezone 9.84 acres more or less from PUD-M-36-CO to RMF-3-36
PINs 20282 01002 (**the Property**)
3 Woodcock Road
Bridget Lidy, Petitioner, for the City of Savannah (**the Jurisdiction**)

Additional Information:

A scrivener's error left the Property off the New Zoning Map.

While in unincorporated Chatham County:

On [April 7, 2015](#), the **Jurisdiction's Planning Commission** (Chatham County-Savannah) approved a General Development Plan for **the Property** under [MPC File #P-150204-00010-1](#);

On [June 12, 2015](#), the Chatham County Board of Commissioners approved a text amendment to Section 4 of the Chatham County Zoning Ordinance establishing a maximum height of 36 feet for all structures under [MPC File #Z-150205-000011-1](#);

On [August 14, 2015](#), the Chatham County Board of Commissioners:

Amended the Comprehensive Plan's Future Land Use (FLU) Map Category for **the Property** from Heavy Industrial to **General Residential** under [MPC File #Z-150302-00020-1-FLUM](#). The **General Residential** FLU Category is defined as "Areas with a wide range of residential uses including multi-family dwellings, attached dwellings, small lot single-family dwellings at densities greater than 10 units per gross acre";

Rezoned **the Property** from I-H to PUD-M-36 under [MPC File #Z-150205-00012-1](#).

The Jurisdiction:

On [August 3, 2017](#), the **Jurisdiction** adopted a [resolution to annex](#) **the Property**. In doing so, **the Jurisdiction** provided a zoning designation of PUD-M-36-CO for **the Property**:

Sec. 8-3021 of the old Zoning Ordinance stated "All property that is brought into municipal boundaries for the purpose of service delivery shall maintain its existing zoning classification. The "Zoning Ordinance of Chatham County, Georgia," is hereby adopted and made a part of this ordinance for this purpose. Where a district that is established by the Zoning Ordinance of Chatham County, Georgia is applied to land within the City of Savannah, the suffix "CO" (for County) shall be

placed on the Zoning Map of the City of Savannah after the zoning designation of the district. No further action shall be required to establish the zoning for this land for this purpose. However, such land can be considered for another zoning classification in accordance with the provisions of Article 1 (Amendments)’’.

On August 17, 2017, the property owner of **the Property** voluntarily removed **the Property** from an industrial area within Chatham County into **the Jurisdiction** pursuant to a Certificate to Remove Property from Industrial Area recorded with the Office of the Clerk of Superior Court of Chatham County under Deed Book 1156 Page 332-334;

On [December 21, 2017](#), **the Jurisdiction’s Zoning Board of Appeals (ZBA)** approved a 10-foot height variance to allow the construction of a multifamily development with a building height of 46-feet under [File #17-0066016](#);

On [August 28, 2018](#), **the Jurisdiction’s Planning Commission** approved an Amended Specific Development Plan to include 2 principal use freestanding monument signs under [File #18-004410-PLAN](#);

An Easement Plat was approved by **the Jurisdiction** under File #19-001462-SUBP and recorded with the Office of the Clerk of Superior Court of Chatham County under Plat Book 51 Page 780;

The Jurisdiction approved the development of **the Property** into a 235-unit apartment complex with 8 structures and an unknown number of parking spaces under Site Development Permit #'s 17-06243 and 17-06245, along with various building permits, under **the Jurisdiction’s** first comprehensive Zoning Ordinance adopted on July 29, 1960 as amended.

Transportation Network: The subject property has direct frontage along East President Street, a paved four-lane street, which becomes Islands Expressway. East President Street/Islands Expressway currently functions as a major arterial street, pursuant to the Chatham County-Savannah Comprehensive Plan, between General McIntosh Boulevard and US 80. The subject property also has direct frontage along Woodcock Road, which functions as a local road off East President Street for the industrial developments along and near the Savannah River.

Public Services and Facilities: The property is served by the Savannah Police Department, Savannah Fire Rescue, and by the City of Savannah water and sanitary sewer systems.

Subject Parcels:

- Adjacent properties to the:
 - North – Chatham County’s I-H Zoning District;

- South – East President Street and City of Savannah’s RSF-6 Zoning District;
- East – Woodcock Road and Chatham County’s I-H Zoning District;
- West – Apartment complex in City of Savannah’s RMF-2-37 Zoning District.

Sincerely,

Tiras Winn Petrea

Tiras Winn Petrea
Principal Zoning Inspector