



**August 29, 2019**

**The Mayor and Aldermen of the City of Savannah**

**RE: Summary of Rezoning of for Annexation of the Morgan Family and SEDA Properties**

**Subject Parcels:**

Parcel 1: PIN 1-1045-01-002 (Blitch Tract No. 1)

0 Interstate 16

556.11 acres

James Gerard, Petitioner, for the Morgan Family, Property Owner

Parcel 2: PIN 1-1046-01-001 (Durrence Tract)

760 Old River Road

105.2 acres

James Gerard, Petitioner, for the Morgan Family, 50% Property Owner and Thomas Gray for Savannah Economic Development Authority, 50% Property Owner

**Additional Information:**

A request to rezone two contiguous parcels comprising approximately 661.31 acres between Old River Road and I-16 from Chatham County's R-A (Residential-Agriculture) and PDR-SM (Planned Development Reclamation – Surface Mining) Zoning Districts to the City of Savannah's I-H (Heavy Industrial) Zoning District. The two parcels are currently in the City's annexation process.

The Mayor and Aldermen acknowledged receipt of an annexation petition for the properties at their Regular City Council Meeting on August 1, 2019 and approved a request to rezone the properties after a Zoning Hearing on August 15, 2019.

**Transportation Network:** The subject property has direct frontage along Old River Road, a paved two-lane rural street. Old River Road currently functions as a major collector street, pursuant to the Chatham County-Savannah Comprehensive Plan. There is approximately only 425 feet of Old River Road between the existing access road and Effingham County to the north, where the interchange of Interstate 16 with Old River Road exists. SEDA's Master Plan for the Savannah Manufacturing Center proposes to pave the existing dirt access road on Parcel 2 between Old River Road and Parcel 1.

**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 Property:**

- Parcel 1:
  - Is located entirely within Chatham County's R-A Zoning District and has been since the adoption of their Zoning Ordinance in 1962;
  - Has an easement through Parcel 2 for access to Old River Road;
  - Has easements for the Georgia Power Company and Southern Natural Gas or their successors;
  - Is adjacent to the Savannah Manufacturing Center, which is zoned P-I-L, a surface mine/borrow pit, and 3 undeveloped properties in the R-A Zoning District. Therefore, with any required buffers, Parcel 1 will not adversely impact the adjacent properties;
  - Adjacent properties to the:
    - North – Chatham County's R-A Zoning District: Interstate 16, approximately 257 feet of agriculture/undeveloped between Parcel 1 and the Effingham County Line, and 4 mostly undeveloped properties between Interstate 16 and the Savannah Manufacturing Center;
    - South – Chatham County's R-A Zoning District: neighborhood of single-family homes and undeveloped land; Chatham County's PDR-SM Zoning District: Parcel 2 with surface mine/borrow pit; City of Savannah's P-I-L (Planned Light Industrial) Zoning District: the Savannah Manufacturing Center;
    - East – Chatham County's R-A Zoning District: Interstate 16, 4 mostly undeveloped properties between Interstate 16 and the Savannah Manufacturing Center, and undeveloped land; City of Savannah's P-I-L Zoning District: the Savannah Manufacturing Center;
    - West – Chatham County's R-A Zoning District: Possible surface mine/borrow pit, approximately 257 feet of agriculture/undeveloped between Parcel 1 and the Effingham County Line, Parcel 2 with surface mine/borrow pit.
  - A boundary survey was prepared, but not recorded with the Office of the Clerk of Superior Court of Chatham County of Georgia. However, a full-size hardcopy was provided to the Office of the Clerk of Council as an attachment to the annexation petition.

- Parcel 2:
  - Is located entirely within the PDR-SM Zoning District and has been since the Chatham County Board of Commissioners approved a request to rezone it from R-A to the existing PDR-SM Zoning District with a General Development Plan (MPC File No. P-031217-33260-1) on March 12, 2004 under MPC File No. Z-031217-62937-1:
    - The allowed use is as approved on the General Plan, either an inert landfill or surface mine. The PDR district with an “-SM” designation indicates approval of a surface mine. Reuse of excavated areas shall be indicated on the General Plan;
    - The Specific Development Plan, which was recorded under Plat Book 28P Pages 18A-M, shows that the original proposal was for 6 residential sites and 2 borrow pits that would be converted into lakes;
    - However, only 2 lakes and a dirt access road, along with the required 75’ natural buffer around the perimeter currently exists on the property;
    - The existing lakes serve as additional buffer between the access road and the existing single-family housing and the majority of the undeveloped properties in unincorporated Chatham County’s R-A Zoning District and Effingham County’s AR-1 Zoning District.
  - Has direct frontage along Old River Road between Fort Argyle (GA 204) and Interstate 16;
  - Adjacent properties to the:
    - North – Chatham County’s R-A Zoning District: Parcel 2 and possible surface mine/borrow pit; Effingham County’s AR-1 (Agricultural residential districts (five acres or more)) Zoning District;
    - South – Chatham County’s R-A Zoning District: neighborhood of single-family homes and undeveloped land;
    - East – Chatham County’s R-A Zoning District: Parcel 2 and undeveloped land; City of Savannah’s P-I-L Zoning District: the Savannah Manufacturing Center;
    - West – Chatham County’s R-A Zoning District: Old River Road, neighborhood of single-family homes, and undeveloped land; Effingham County’s AR-1 Zoning District.
  - A boundary survey of Parcel 2 was recorded under Plat Book 24P Page 63.

Sincerely,

*Tiras Winn Petrea*

Tiras Winn Petrea  
Principal Zoning Inspector