



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 85.573-acre Property Subject to the Annexation Petition by Travis Burke
File No. 22-003291-ZA

Subject Properties:

Parcel 1: Zone 74.3 acres, more or less, from the Chatham County Manufacturing (M) zoning district to the City of Savannah Manufacturing—County (M-CO) zoning district
PIN 10943 01001
343 Buckhalter Rd
Travis Burke, Petitioner, for Rockingham Farms, LLC, Property Owner


Parcel 2: Zone 2 acres, more or less, from the Chatham County M zoning district to the City of Savannah M-CO zoning district
PIN 10946 01001
Garrard Ave
Travis Burke, Petitioner, for Rockingham Farms, LLC, Property Owner

Parcel 3: Zone 5.5 acres, more or less, from the Chatham County M zoning district to the City of Savannah M-CO zoning district
PIN 10946 01002
Travis Burke, Petitioner, for Rockingham Farms, LLC, Property Owner

Additional Information

A request to annex three (3) parcels contiguous to the municipal boundaries, comprising approximately 85.573 acres, into the City of Savannah's corporate limits was received June 29, 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 Veterans Parkway, and a rail line. Veterans Parkway currently functions as a Freeway/Expressway, according to the Chatham County—Savannah Comprehensive Plan.

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 Parcels:

Parcel 1 (PIN 10943 01001): Contains 74.3 acres, more or less, and is currently undeveloped.

Adjacent properties to the:

- North—The southern right-of-way of the Southwest Bypass (aka Veterans Parkway);
- South—The northern right-of-way of the Seaboard Coastline Railroad;
- East—Property that is the subject of this annexation petition; and
- West—The eastern boundary of the Little Ogeechee River.

Parcel 2 (PIN 10946 01001): Contains 2 acres, more or less, and is currently undeveloped.

Adjacent properties to the:

- North—The southern right-of-way of the Southwest Bypass (aka Veterans Parkway);
- South—The northern right-of-way of the Seaboard Coastline Railroad;
- East—Property that is the subject of this annexation petition; and
- West—Property that is the subject of this annexation petition.

Parcel 3 (PIN 10946 01002): Contains 5.5 acres, more or less, and is currently undeveloped.

Adjacent properties to the:

- North—The southern right-of-way of the Southwest Bypass (aka Veterans Parkway);
- South—The northern right-of-way of the Seaboard Coastline Railroad;
- East—The western property line of Tract 11B, Rockingham Farms; and
- West—Property that is the subject of this annexation petition

Recommendation: Staff recommends approval of the request to zone the Properties addressed 343 Buckhalter Rd and Garrard Ave from Chatham County’s M zoning district to the City of Savannah’s M-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.