



## MEMORANDUM

TO: The Mayor and Aldermen of the City of Savannah  
FROM: Candra Teshome, Senior Planner  
DATE: March 24, 2022  
SUBJECT: Summary of Rezoning for Annexation of 1750 Grove Point Rd (PIN 10993A04001), 1754 Pine Grove Rd (PIN 10993A04002), and 1758 Pine Grove Rd (10993A05001) File No. 22-000483-ZA

### **Subject Properties:**

Parcel 1: Rezone .65 acres, more or less, from the Chatham County Planned Business (P-B) zoning district to the City of Savannah Community Business (B-C) zoning district.

PIN 10993A04001

1750 Grove Point Rd (See Exhibit 2)

Thomas L Mathewes, Petitioner, for Carlton J. Ray, Property Owner

Parcel 2: Rezone .98 acres, more or less, from the Chatham County Planned Business (P-B) zoning district to the City of Savannah Community Business (B-C) zoning district.

PIN 10993A04002

1754 Pine Grove Rd (See Exhibit 2)

Thomas L Mathewes, Petitioner, for Carlton J. Ray, Property Owner

Parcel 3: Rezone 1.07 acres, more or less, from the Chatham County Residential Agriculture (R-A) zoning district to the City of Savannah Residential Agriculture—County (R-A-CO) zoning district.

PIN 10993A05001


1758 Pine Grove Rd (See Exhibit 2)

Thomas L Mathewes, Petitioner, for Carlton J. Ray, Property Owner

### **Additional Information**

A request to annex three contiguous parcels comprising approximately 2.7 acres into the City of Savannah's corporate limits was received February 1, 2022. (See Exhibit 3)

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 access point to Grove Point Rd, a collector street and is also directly south of and adjacent to Abercorn St, a major arterial.

**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 10993A04002): Containing .65 acres, more or less:

- Adjacent properties to the:
  - North: There are no adjacent properties to the north. The northern portion of the property is adjacent to Abercorn St.
  - South: There are no adjacent properties to the south. The southern portion of the property is adjacent to Grove Point Rd.
  - West: There are no adjacent properties to the west. The western portion of the property is adjacent to Sweetwater Station Dr.
  - East: Adjacent property to the east is zoned P-B in Chatham County and is a portion of the assemblage.

Parcel 2 (PIN 10993A04002): Containing .98 acres, more or less:


- Adjacent properties to the:
  - North: There are no adjacent properties to the north. The northern portion of the property is adjacent to Abercorn St.
  - South: There are no adjacent properties to the south. The southern portion of the property is adjacent to Grove Point Rd.
  - West: Adjacent property to the west is zoned P-B in Chatham County and is a portion of the assemblage.
  - East: Adjacent property to the east is zoned R-A and is a portion of the assemblage.

Parcel 3 (PIN 10993A05001): Containing 1.07 acres:

- Adjacent properties to the:
  - North: There are no adjacent properties to the north. The northern portion of the property is adjacent to Abercorn St.
  - South: There are no adjacent properties to the south. The southern portion of the property is adjacent to Grove Point Rd.
  - East: Adjacent property to the east is zoned R-A in Chatham County and is not a portion of the assemblage.
  - West: Adjacent property to the west is zoned P-B in Chatham County and is a portion of the assemblage.

**Existing Zoning Designation:** The Chatham County P-B zoning district is a planned district, which allows those uses listed in the Business zoning designation.

Per Sec. 4-1 Establishment of Districts:



***P Planning District.*** The purpose of this district shall be to provide areas within which comprehensive development plans shall be prepared for review by the MPC or MPC staff in order to secure an orderly development pattern. Such districts are considered "overlay" districts and the uses permitted in such districts are those uses permitted in the zoning district which they overlay.

***B- Business.*** The purpose of this district shall be to create and protect areas in which heavy commercial and certain industrial-like activities are permitted.

The uses allowed in the B zoning district are identified in Exhibit 4.

***R-A Residential-Agriculture.*** The purpose of this district is to protect those [sic] rural areas within the urban expansion areas of the county for future urban development, and to protect certain rural highway roadside areas against strip development, which can lead to traffic congestion, traffic hazards, and roadside blight.

The uses allowed in the R-A zoning district are identified in Exhibit 6.

**Proposed Zoning Designations:** *The B-C district is established to accommodate a range of nonresidential uses that serve a community-wide market area and upper story residences. Uses in this district are intended to be located primarily on collector or arterial streets.*

The B-C district is allowed only in the Commercial-Suburban Future Land Use Map (FLUM) category and the current FLUM for the assemblage is Commercial- Suburban.

The uses allowed in the B-C zoning district are identified in Exhibit 5.


**Analysis:**

The petitioner requests a rezoning from Chatham County's P-B zoning district to the City of Savannah's B-C zoning district for two parcels within the assemblage. The third parcel shall maintain Chatham County's R-A zoning district. The intent of these districts and their permissible uses are different. In Chatham County, the P-B zoning district's intent is the managed creation and allowance of districts that accommodate heavy commercial and industrial uses through the *P* overlay designation. The uses allowed in the zoning district are intense and include, for example, *Storage yards* and *Self-storage mini-warehouses*.

The City of Savannah's B-C zoning district allows for less intense uses, such as retail, restaurants, and mixed-use construction. While the B-C zoning district allows for some intense uses, these are managed through use limitations and special use permits. Chatham County's R-A zoning district allows for less intense uses and serves to protect rural areas from commercial encroachment.

While the B-C zoning district allows for less intense uses, the parcels do not currently maintain access to Abercorn St. The assemblage has access to Grove Point Rd, a collector street, and Sweetwater Station Dr, an unclassified street.

**Recommendation:** Staff recommends approval of the request to rezone 1750 Grove Point Rd and 1754 Pine Grove Rd from Chatham County's P-B zoning district to the City of Savannah's B-C zoning district. Staff recommends approval of the request to rezone 1758 Pine Grove Rd from Chatham County's R-A zoning district to the City of Savannah's R-A-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.*