



C H A T H A M C O U N T Y - S A V A N N A H

METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

DATE: AUGUST 16, 2022
TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

Petitioner: Robert L. McCorkle, III, Agent for Development Associates Partners, Inc.

Owner: Lucille S. Bacon, Agent for Thankful Baptist Church, Inc

Aldermanic District: 5, Dr. Estella Shabazz

County Commission District: 6, Aaron Whitely

Neighborhood/Subdivision: Bradley Point South Area

Current Zoning District: R-A-CO (Residential – Agricultural - Annexed)

Future Land Use (FLU) Category:

Commercial – Regional & Residential – Suburban Single-Family

File No. 22-002358-ZA

Location: 6089 Ogeechee Road (Tract A-2)

PIN: 11029 05014 **Acreage:** 14.585

MPC ACTION:

Approval of the request to rezone from a R-A-CO (Residential – Agricultural - Annexed) district to a I-L (Light - Industrial) classification with the following condition: (1) A general development plan shall be reviewed and approved by the Metropolitan Planning Commission prior to permitting.

MPC STAFF RECOMMENDATION:

Approval of the request to rezone from a R-A-CO (Residential – Agricultural - Annexed) district to a I-L (Light - Industrial) classification with the following condition: (1) A general development plan shall be reviewed and approved by the Metropolitan Planning Commission prior to permitting.

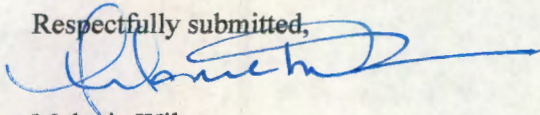
MEMBERS PRESENT: 10 + Chairman

Joseph Welch, Chairman	Wayne Noha
Laureen Boles	Jeff Notrica
Travis Coles	Dwayne Stephens
Shedrick Coleman	Tom Woiwode
Joseph Ervin	
Karen Jarrett	
Jay Melder	

PLANNING COMMISSION VOTE: Approve Staff Recommendation (11-0)

APPROVAL Votes: 11	DENIAL Votes: 0	ABSENT
Welch Boles Coles Coleman Ervin Jarrett Melder Noha Notrica Stephens Woiwode		Epstein Kaigler Watkins

Respectfully submitted,

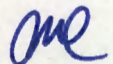


Melanie Wilson
Executive Director

/ca

Enclosure

cc: Mark Massey, Clerk of Council
Lester B. Johnson, Assistant City Attorney
Jennifer Herman, Assistant City Attorney
Zarina Davis, Department of Inspections
Bridget Lidy, Department of Inspections
Candra Teshome, Department of Inspections





CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

"Planning the Future, Respecting the Past"

STAFF REPORT

File No. 22-002358-ZA

Location: 6089 Ogeechee Road (Tract A-2)

PIN: 11029 05014 Acreage: 14.585 acres

Prepared by Melissa Leto, Senior Planner



Figure 1 Location Map

Petitioner: Robert L. McCorkle, III, Agent for Development Associates Partners, Inc.

Owner: Lucille S. Bacon, Agent for Thankful Baptist Church, Inc.

Aldermanic District: 5 - Alderman Dr. Estella Shabazz

County Commission District: 6 - Commissioner Aaron Whitely

Neighborhood/Subdivision: Bradley Point South Area

Current Zoning District: R-A-CO (Residential – Agricultural - Annexed)

Future Land Use (FLU) Category:

Commercial – Regional & Residential – Suburban Single-Family

Request:

The petitioner, Robert L. McCorkle, III, agent for Development Associates Partners, LLC, is requesting a rezoning of a parcel from an R-A-CO (Residential – Agricultural - Annexed) district to a I-L (Light - Industrial) classification.

The property, 14.585 acres, is bounded by 6083 Ogeechee Road which faces south of Ogeechee Road, The Villages at Vallambrosa Subdivision, zoned RSF-5 (Residential – Single – Family -5) is south of the subject property, R-A (Residential – Agricultural) zoned parcels to the rear of the subject property along Sylvania Road and to the west of the subject parcel is a P-I-L (Planned – Light -Industrial) classification. The property identification number is 11029 05014.

Background

In 2019, the subject parcel and the front parcel (facing Ogeechee Road), 6083 Ogeechee Road were annexed into the City of Savannah from Chatham County. The front portion after annexation was approved for a rezoning request from R-A (Residential – Agricultural) to B-N (Neighborhood – Business) zoning classification. The B-N portion at 6083 Ogeechee Road consists of 5.02 acres. The northwest rear portion, 6089 Ogeechee Road is zoned R-A-CO (Residential – Agricultural – County) zoning classification. The parcel traditionally has been rural in use and heavily wooded.

Public Notice

As required by the City of Savannah Zoning Ordinance, all property owners within 300 feet of the subject property were sent notices of the proposed rezoning. Public notice was posted on site.

Neighborhood Meeting

The applicant conducted the following two (2) neighborhood meetings at 7 Dunnoman Drive (clubhouse) to discuss the rezoning request:

- June 28, 2022 – The meeting was held at 3:00 p.m. to the nearby neighborhood association, Bradley Point. A total of nine (9) residents from Bradley Point South Area Neighborhood Association attended the meeting. MPC staff requested the applicant host a 2nd neighborhood meeting at a 6:00 p.m. time slot so that more residents may attend and to specifically invite the Villages of Vallambrosa property owners that would directly be impacted by the proposed I-L zoned area. There are several parcels where their rear yards are adjacent to the proposed I-L zoned area.
- August 10, 2022 – The 2nd meeting was held at 6:00 p.m. One person attended and that property owner is a resident of the Villages of Vallambrosa and has property where the rear yard abuts 6089 Ogeechee Road. The resident was concerned about the applicant providing a sufficient buffer between her rear yard and the proposed I-L use. The applicant assured her there would be more than what is required for a buffer and will provide a fence.

Facts and Findings:

- 1. Existing Zoning and Development Pattern:** The existing zoning is R-A-CO (Residential – Agricultural – County). The subject parcel is adjacent to residential to the south, with P-I-L Planned Light Industrial to the north. Many parcels in the surrounding area are residentially zoned.

Site: The subject property consists of two parcels. The front portion facing Ogeechee Road zoned Neighborhood-Business-CO (B-N-CO) and is approximately 5 acres in lot area. The parcel to the rear is zoned Residential-Agricultural-CO (R-A-CO) and is approximately 14.6 acres in lot area. The rear parcel is currently an undeveloped piece of property, heavily wooded.



The land uses and zoning districts surrounding the subject site include the following:

Location	Land Use	Existing Zoning
North	Holy Living Christian Church, Savannah Apparatus Repair Company A cell tower, and heavily wooded forest to the rear.	P-I-L
South	The Villages of Vallambroso	RSF-6
East	Tractor Supply Company	B-N-CO
West	Residential Development	R-A

Impact and Suitability

1. **Transportation Network:** The property will be accessed from Ogeechee Road (Georgia Highway 17), which is classified as a major arterial. An existing frontage road right of way intersects with a platted access easement which gives vehicular access to the subject property. This easement was created when the property was subdivided.

2. **Public Services and Facilities:** The subject parcel has access to the City's public water, sewer, and stormwater systems.
3. **Chatham Area Transit (CAT):** There is one bus stop off Bamboo Farm Drive. There are no bus stops within a 500-foot radius.
4. **Comprehensive Plan Land Use Element:** The Chatham County-Savannah Comprehensive Plan Future Land Use Map (FLUM) designates the subject property as *Commercial – Regional* in the southwest portion of the parcel and *Residential-Suburban Single-Family* in the southeast portion of the parcel. The proposed I-L zoning classification is not compatible with the *Commercial – Regional* future land use designation. Some of these corridors are under review towards amending the Future Land Use Map.
5. **Existing R-A-CO Zoning District:**
 - a. **Intent of the R-A-CO District:** “The R-A-CO classification is to protect those 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.”
 - b. **Allowed Uses:** The R-A-CO district is predominantly an agricultural zoning classification with residential uses. A list of the permitted uses allowed within the R-A-CO district is attached (**Refer to Table 2**).
 - c. **Development Standards:** The development standards for the R-A-CO district appear in the attached table (**Refer to Table 1**) of this report.
6. **Proposed I-L Zoning District:**
 - a. **Intent of the I-L District:** “The IL district is established to provide for a wide range of research and development, light manufacturing and assembly, warehousing, and wholesaling activities as well as some support services. These uses are subject to standards intended to ensure such development is compatible with adjacent and nearby non-industrial areas. Development must be operated in a clean and quiet manner, with most activities occurring indoors, and should not be a nuisance to nearby non-industrial uses.”
 - b. **Allowed Uses:** The I-L district allows for industrial and industrial-like uses with limited non-industrial uses. Light Industrial being the most limited and the Heavy Industrial district the most intense. A list of the permitted uses allowed within the I-L district is attached (**Refer to Table 2**).
 - c. **Development Standards:** The development standards for the I-L district appear in the attached table (**Refer to Table 1**)

Zoning Ordinance Review

The following review criteria for rezoning are prescribed in the Savannah Zoning Ordinance Sec. 3.5.8

a. Suitability and Community Need

- i. Whether the range of uses permitted by the proposed zoning district is more suitable than the range of uses that are permitted by the current zoning district.

MPC Comment: The range of uses permitted under the current and proposed zoning classifications are different. The existing R-A-CO classification allows for rural residential, agricultural areas, forestry, and the preservation of the rural character. The district allows for certain non-agricultural uses that are found in rural areas. The proposed I-L zoning classification would allow for a mix of commercial and light industrial uses including warehousing. The area around the subject property is no longer rural and does include many small commercial and industrial sites. The proposed I-L uses would require mitigation from noise, lighting, traffic, and the uses themselves especially to the adjacent residential parcel.

- ii. Whether the proposed zoning district addresses a specific need in the county or city.

MPC Comment: There has been a strong market push for warehousing and small-scale port supporting business due to recent growth. While this site is relatively small for industrially zoned property, it would develop at a scale similar to others in the area.

- iii. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

MPC Comment: Based on the location, the rezoning of this parcel has the possibility to adversely affect the existing uses. A 40-foot buffer with an 8-foot-high fence or wall along property lines where there is a light-industrial zoned property adjacent to a residentially zoned parcel is required. The adjacent residential property currently has a 50-foot buffer along the adjacent property line which together would provide an adequate buffer.

- iv. Whether the zoning proposal is compatible with the present zoning pattern and conforming uses of nearby property and the character of the surrounding area.

MPC Comment: The current zoning pattern and conforming uses of nearby property indicate there are pockets of commercial properties along Ogeechee Road with residentially zoned parcels located to the rear, along with long tracts of light industrial parcels. The character of the surrounding area had been rural in nature and has increased exponentially with industrial, residential, and commercial development.

- v. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

MPC Comment: There are other industrial properties that have developed adjacent to the north of the subject parcel and their uses are similar in intensity. There has been a strong interest for small-scull warehousing to support the port's recent growth.

- b. Consistency

Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan and other adopted plans, such as a redevelopment plan or small area plan.

MPC Comment: The parcel currently is split with two future land use designations; *Commercial – Regional* in the southwest portion of the parcel and *Residential-Suburban Single-Family* in the southeast portion of the parcel. Normally, a parcel would be designated one future land use designation. Staff is reviewing the Future Land Use Map for split designations such as in this case as well as potential corridors that may need to be amended.

- c. Reasonable Use

Whether the property to be affected by the zoning proposal has a reasonable use as currently zoned.

MPC Comment: The property has reasonable use under the current zoning. However, it is not ideal for residential use.

- d. Adequate Public Services

Whether adequate school, public safety and emergency facilities, road, ingress and egress, parks, wastewater treatment, water supply and stormwater drainage facilities are available for the uses and densities that are permitted in the proposed zoning district.

MPC Comment: Adequate services are available.

- e. Proximity to a Military Base, Installation or Airport

MPC Comment: The subject parcel is not located near a military base, installation, or airport.

Policy Analysis

The petitioner is requesting to rezone the subject property to an I-L classification for the purpose of creating warehouses. The development of 14.585 acres of Light Industrial zoned property would create impacts that the petitioner will need to address. Staff believes these issues can be addressed during the development review phase.

Recommendation

Based upon the existing zoning pattern and character of the area, as well as the review criteria. The Planning Commission recommends **approval with a condition** of the request to rezone from R-A-CO to I-L.

1. A general development plan shall be reviewed and approved by the Metropolitan Planning Commission prior to permitting.

Note: Staff's recommendation is based upon information contained in the application and discussions with the Applicant. This recommendation could change based on information gathered during the public hearing.