



MEMORANDUM

TO: The Mayor and Aldermen of the City of Savannah
FROM: Bridget Lidy, Director
DATE: December 30, 2022
SUBJECT: Petition of John D. Northrup, III on behalf of Capital Development Partners to zone 10 parcels totaling ~ 52.86 acres on Buckhalter Road from R-A (Residential Agricultural) to R-A-CO (Residential Agricultural-County) to support an annexation File No. 22-005494-ZA

Subject Properties:

On November 22, 2022, a petition was received to annex the following parcels from Unincorporated Chatham County to the City of Savannah:


1. 343 Buckhalter Road (PIN 10942 01003) at 16.87 acres
2. 339 Buckhalter Road (PIN 10942 01002A) at 5.0 acres
3. 335 Buckhalter Road (PIN 10942 01002B) at 5.0 acres
4. 331 Buckhalter Road (PIN 10942 01002C) at 5.0 acres
5. 325 Buckhalter Road (PIN 10942 01002D) at 5.0 acres
6. 323 Buckhalter Road (PIN 10942 01002F) at 5.0 acres
7. 315 Buckhalter Road (PIN 10942 01002E) at 5.0 acres
8. 309 Buckhalter Road (PIN 10942 01007) at 2.59 acres
9. 309-A Buckhalter Road (PIN 10942 01008) at 1.0 acres and
10. 311 Buckhalter Road (PIN 10942 01009) at 2.40 acres.

The parcels combined represent ~52.86 acres and will support the Rockingham Farms Industrial Development.

The parcels are currently zoned R-A (Residential Agricultural) based on the Chatham County Zoning Ordinance, and the zoning request is for R-A-CO (Residential Agricultural-County).

The request is supported by the following provision in the City's Zoning Ordinance:

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 (1) access point to Veterans Pkwy.

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.

Recommendation: Staff recommends approval of the request to zone ~52.86 acres on Buckhalter Road from R-A (Residential Agricultural) to R-A-CO (Residential Agricultural-County).

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.