



MEMORANDUM

TO: The Mayor and Aldermen of the City of Savannah
FROM: Bridget Lidy, Director
DATE: January 17, 2023
SUBJECT: Petition of Robert McCorkle on behalf of Telfair Business Center, LLC, to zone approximately 13.3 acres located at 115 Bamboo Lane (PIN 11029 05012) from P-IL (Planned Light Industrial) to I-L (Light Industrial) to support the annexation of this parcel into the City of Savannah.
File No. 22-005857-ZA

Subject Property:

On December 15, 2022, a zoning petition was received to annex 13.3 acres at 115 Bamboo Lane from the P-IL (Planned Light Industrial) zoning designation from Unincorporated Chatham County to the I-L (Light Industrial) zoning designation of the City of Savannah. If approved, the petition will be consistent with the City's Zoning Ordinance.

Zoning Districts: The County's P-IL and City's IL zoning districts both have similar purposes as outlined below:

- The County Zoning Ordinance states that the purpose of the P-IL district is to create and protect areas for those light industrial uses, which do not possess objectionable characteristics, which might be detrimental to surrounding neighborhoods, or to the other uses, permitted in this district.
- The City Zoning Ordinance states that the purpose of the IL district is 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.

In addition, the permissible uses in the County's P-IL and City's IL zoning districts are comparable. In Chatham County, the P-IL zoning district's intent is the managed creation and allowance of districts that accommodate industrial uses through the P overlay designation. The uses allowed in the P-IL zoning district should not be detrimental to surrounding neighborhoods and include Wholesaling and warehousing, Self-storage mini-warehouses, Freight container storage and repair facility, and Salvage yards. The City's IL zoning district allows for similar uses and may provide more restrictive standards to ensure development is compatible with adjacent and nearby non-industrial areas.

Refer to Attachment A for a comparison of the permitted uses and development standards.



Surrounding Properties:

These zoning districts surround the property.

- North:
 - Four properties in the County totaling 5.43 acres are zoned P-IL.
 - On September 23, 2021, City Council approved the annexation and zoning of 5.03 acres at 6083 Ogeechee Road (PIN 21029 05001) from B-N (Neighborhood Business) to B-N-CO (Neighborhood Business-County)(File No. 21-004509-ZA). The Tractor Supply Company current operates from this property.
- East: Four properties in the County totaling 3.1 acres are zoned R-A.
- South: Four properties in the County totaling 14.19 acres are zoned R-A.
- West:
 - On October 28, 2021, City Council approved the annexation and zoning of 14.53 acres at 6098 Ogeechee Road (PIN 21029 05002) from R-A (Residential Agriculture) to R-A-CO (Residential Agriculture-County) (File No. 21-005068-ZA).
 - On September 8, 2022, City Council approved the rezoning of the property from R-A-CO to IL (Light Industrial)(File No. 22-002358-ZA). The property is currently owned by Thankful Baptist Church.
 - Four parcels totaling ~5.43 acres are zoned P-IL.

Transportation Network: The parcel has access to Ogeechee Road via Ogeechee Road Extension from Bamboo Lane.

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.

Military Base, Installation or Airport: The property is not located in the Airport, Airfield Overlay.

Recommendation: Staff recommends approval of the request to zone ~13.3 acres located at 115 Bamboo Lane (PIN 11029 05012) from P-IL (Planned Light Industrial) to I-L (Light Industrial) to support the annexation of this parcel into the City of Savannah.

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.

ATTACHMENT A: Comparison between the County's P-IL and City's IL Zoning Districts

USE COMPARISONS

The following information provides a breakdown of the Principal Use Tables between the County's P-IL and City's IL zoning districts.

Sec. 4-5.2 Provisions Regarding Use in Districts A-T, B, B-1, B-2, B-C, B-N, B-N-1, I-H, I-L, P-I-L-T, I-P, M, P-S-C, RB-1, T-B, W-I, PD-M, P-N-T, and PUD-CC of County's Zoning Ordinance the following uses are outlined in the Principal Use Table:

- **Permitted By Right:** A "X" indicates that a use is permitted by right in the respective base zoning district.
- **Board of Appeals:** A "B" indicates a use is permitted with Board of Appeals approval.
- **Board of Appeals:** A "B2" indicates Board of Appeals approval is needed for the use less than ten acres. All uses marked "B2" which contain ten or more acres shall be permitted only within a PUD district. All uses marked "B2" which contain Uses permitted in a P-S-C district only within a planned shopping center or large retail outlet are indicated by the letters "X-S" in the appropriate column of the Use Schedule.
- **Extended Uses:** Uses permitted to be extended from a zoning district into an abutting C-M (Marsh Conservation) district are indicated by the letter "E" in the appropriate column of the Use Schedule.

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| CHATHAM COUNTY ZONING ORDINANCE | |
|---|------|
| P-IL USES | P-IL |
| 10. Caretaker quarters | X |
| 13. Incidental or accessory uses and buildings | X |
| 14. Public Uses | X |
| 15. Neighborhood recreation center, golf courses including the club houses established in connection therewith | X |
| 28. Public utility facilities, such as distribution lines, and transmission lines, and railroad | X |
| 29. Telephone exchange, gas and electrical regulator stations | X |
| 29a. Telephone service center | X |
| 30. Private sewage treatment facility | X |
| 31. Agriculture – general | X |
| 31a. Marshland agriculture | X |
| 31b. Waterfront facilities for the launching and care of marshland agriculture equipment | X-E |
| 34. Greenhouse and plant nursery | X |
| 35. Shrubbery sales | X |
| 37. Signs, incidental | X |
| 37a. Signs, portable | X |
| 38. Signs, principal use | X |
| 38a. Signs, announcement | X |
| 39. Signs, separate use | X |
| 43a. Private or residential community boat dock or pier | X |
| 44. Marina | X-E |
| 48. Hotel or apartment hotel | X |
| 49. Motel | X |
| 50. Restaurants which serve alcoholic beverages, malt beer, or wine by the drink | X |
| 50a. Restaurants which do not serve alcoholic beverages by the drink | X |
| 53. Automobile service station, including automobile washeteria | X |
| 53b. Utility and recreational trailer rentals | X |
| 54. Drive in theater | X |
| 58. Carnival, rodeo, horse show, race tracks, fair, shooting or athletic event, community or other event of public interest | X |

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| CHATHAM COUNTY ZONING ORDINANCE | |
|--|-------------|
| P-IL USES | P-IL |
| 59. The use of public facilities or public parks for carnivals, horse show, race tracks, fair, shooting or athletic event, community or other event of public interest | X |
| 60. Amusement or recreational activities carried on wholly within a building | X |
| 60a. Teaching of dancing and studios for music, voice, and instruments | X |
| 61b. Sales of gasoline or diesel as a principal or secondary use | X |
| 61d. Adult entertainment establishment | X |
| 66a. Administration offices, mobile and conventional | X |
| 69. Dry-cleaning plant | X |
| 70. Automobile parking lot or parking garage (may include gasoline pumps except within the B-N-1 district) | X |
| 72. Radio or television studio | X |
| 72a. Radio, telephone, and television transmission tower, 100 feet or less in height | X |
| 72b. Radio, telephone, and television transmission tower over 100 feet in height | X |
| 73. Telegraph or messenger service | X |
| 74. Photography studio | X |
| 75. Funeral parlor | X |
| 76. Ambulance service or rescue squad | X |
| 77. Commercial schools | X |
| 77a. Trade schools for heavy equipment operations; subject to the approval of the site by the Chatham County Commissioners | X |
| 78. Taxi stand | X |
| 79. Freezer locker service, ice storage | X |
| 80. Coin machines other than laundry machines | X |
| 81. Newspaper publishing | X |
| 82. Printing or letter shop | X |
| 83. Newspaper and magazine distributor | X |
| 84. Automobile, boat repair and engine repair, upholstery and paint shop | X |
| 85. Pest control | X |
| 86. Automobile, truck, and boat trailer sales or | X |

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| CHATHAM COUNTY ZONING ORDINANCE | |
|---|------|
| P-IL USES | P-IL |
| rental | |
| 86a. Recreational vehicles | X |
| 87. Retail automobile parts tire stores | X |
| 88. Residential manufactured home sales room or sales lot | X |
| 88a. Prefabricated structures sales lot | X |
| 89. Tire recapping | X |
| 90. Farm implement and heavy construction equipment – sales, service, storage, and similar activities | X |
| 90a. Sale and display of monument and stones | X |
| 90b. Processing, sale, and display of monuments and stones | X |
| 90c. Lawnmower, garden equipment sales and service | X |
| 91. Marine supply and service facility | X-E |
| 94. Experimental laboratories | X |
| 95a. Animal hospital, veterinary clinic, or animal boarding place | X |
| 96. Express office | X |
| 97. Railroad passenger and freight stations | X |
| 98. Bus station | X |
| 99. truck terminal | X |
| 101. Retail sale of building, heating, plumbing, electrical, and related supplies and materials | X |
| 102. Planning or saw mill | X |
| 103. Wholesale building, plumbing, and electrical contractor, and relate activities including contractors | X |
| 103a. Cabinet shop | X |
| 104. Storage yards (Principal Use) | X |
| 104a. Storage yards (Accessory Use) | X |
| 104b. Automobile storage yard | X |
| 104c. Concealed incidental Outdoor Storage Areas | X |
| 105. Feed and grain sales and storage | X |
| 106. Cold storage and freezer plant | X |
| 107a. Wholesaling and warehousing | X |
| 107b. Self-storage mini-warehouse | X |

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| CHATHAM COUNTY ZONING ORDINANCE | |
|--|------|
| P-IL USES | P-IL |
| 107c. Freight container storage and repair facility | X |
| 108. Light manufacturing | X |
| 109. Commercial fishing operation | X |
| 110. Commercial seafood processing and packaging | X |
| 113. Salvage yard | X |
| 113c. Indoor recycling collection center | X |
| 113d. Recycling collection and processing center | X |
| 113e. Drop-off station for recyclable aluminum, glass, paper, and plastics | X |
| 114. Other use | X |
| 116. Heliport/helistop | X |
| 117. Air curtain destructors, temporary | X |
| 117a. Air curtain destructors, permanent | X |
| 117a. Portable concrete mixing plant | X |

Sec. 5.3.2 of the City’s Zoning Ordinance allows for the following uses as outlined in the Principal Use Table:

- **Permitted By Right:** A “√” indicates that a use is permitted by right in the respective base zoning district.
- **Limited Uses:** An “L” indicates that a use is permitted in the respective zoning district but may be subject to additional use standards. The “Standards” column on the principal use table is a cross-reference to any use standard listed in Article 8.0, Use Standards.
- **Special Use Review:** An “S” indicates a use that may be permitted in the respective base zoning district only when approved by the Mayor and Aldermen in accordance with the procedures of Sec. 3.10, Special Use Permit. Special uses are subject to all other applicable requirements of this Ordinance, including the additional use standards contained in Article 8.0, Use Standards, except where such use standards are expressly modified by the Mayor and Aldermen as part of the special use approval.
- **Uses Not Permitted:** A blank cell in the table indicates that a use is not permitted in the respective district.

| CITY OF SAVANNAH ZONING ORDINANCE | | |
|--------------------------------------|----|---------------------|
| USES | IL | IL USE STANDARDS |
| Agriculture, personal | √ | |
| Agriculture, restricted | √ | |
| Park, general | √ | |

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| CITY OF SAVANNAH ZONING ORDINANCE | | |
|--|----|--|
| USES | IL | IL USE STANDARDS |
| Community Garden | ✓ | |
| Post office | ✓ | |
| Police/fire station or substation | ✓ | |
| Emergency Medical Services (EMS) substation/ Ambulance Service | ✓ | |
| Shelter, emergency | L | Sec. 8.3.6 |
| Shelter, transitional | L | Sec. 8.3.7 |
| Soup kitchen | L | Sec. 8.3.8 |
| College, university, seminary | ✓ | |
| Educational building used by a college, university or seminary | ✓ | |
| School, trade, vocational or business | ✓ | |
| All detention and correctional facilities except as listed below: | L | Sec. 8.3.17 |
| Correctional transition facility | S | Sec. 8.3.18 |
| Office, general | ✓ | |
| Day labor employment center | L | Sec. 8.4.2 |
| Office, utility/contractor | ✓ | |
| Studio/multimedia production facility | ✓ | |
| Indoor firearm range | L | Sec. 8.4.6 |
| Consumer Fireworks Retail Sales Facility | L | Sec. 8.44.9 and Sec. 8.8.3(a) |
| Convenience store | L | Sec. 8.4.14 |
| Fuel/gas station | L | Sec. 8.4.14 |
| Garden center | ✓ | |
| Plant nursery | ✓ | |
| Truck Stop | ✓ | |
| Warehouse or Office Showroom / Flex Space | ✓ | |
| Crematorium | L | Sec. 8.4.27 |
| Event Venue | ✓ | |
| Dry Cleaner/Laundry, Neighborhood | ✓ | |
| Self-service storage facility | L | Sec. 8.4.29 |
| Tour company terminal | ✓ | |
| Distillery, craft, | ✓ | |
| Bar; tavern | L | Sec. 8.4.30 and Sec. 7.14 |
| Nightclub | S | Sec. 8.4.31 and Sec. 7.14 |
| Restaurant | L | Sec. 8.4.32 , |

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| CITY OF SAVANNAH ZONING ORDINANCE | | |
|---|----|--|
| USES | IL | IL USE STANDARDS |
| | | Sec. 8.7.24 and Sec. 7.14 |
| Food Truck Park | L | Sec. 8.4.50 |
| Retail consumption dealer (on premise consumption of alcohol) | L | Sec. 8.7.24 and Sec. 7.14 |
| Ancillary retail dealer (off-premise consumption of alcohol) | ✓ | |
| Winery; Meadery; Cidery | ✓ | |
| Brewery, Micro | ✓ | |
| Heavy equipment/Heavy vehicle sales, rentals and leasing | L | Sec. 8.4.38 |
| Vehicle Service, Heavy equipment/Heavy vehicle | L | Sec. 8.4.41 |
| Vehicle service, minor | L | Sec. 8.4.42 |
| Vehicle service, major | L | Sec. 8.4.43 |
| Vehicle towing and impound facility | L | Sec. 8.4.44 |
| Vehicle wash, full or self-service | L | Sec. 8.4.45 |
| Watercraft sales, repair and service | L | Sec. 8.4.46 |
| All adult-oriented businesses | L | Sec. 8.4.47 |
| Dock, Commercial | ✓ | |
| Boat Yard | L | Sec. 8.4.48 |
| Watercraft Launch/Ramp | ✓ | |
| Container Storage Yard | L | Sec. 8.5.1 |
| Outdoor Storage Yard | L | Sec. 8.5.2 |
| Warehousing | ✓ | |
| Dry cleaning/Laundry plant | ✓ | |
| Salvage yard/Recycling facility | S | Sec. 8.5.3 |
| Manufacturing, Artisan/Craft | L | Sec. 8.5.4 |
| Manufacturing, Limited/Light | L | Sec. 8.5.5 |
| Manufacturing, General | L | Sec. 8.5.6 |
| Research, testing and development laboratory | L | Sec. 8.5.8 |
| Mulch or compost processing, Class 2 | S | Sec. 8.5.10 |
| Mulch or compost processing, Class 6 | L | Sec. 8.5.10 |
| Recycling collection facility | ✓ | |
| Solid waste transfer station | S | Sec. 8.5.13 |
| Airport, airfield; Heliport | S | Sec. 8.6.1 , Sec. 8.7.10 , and Sec. 7.2 |
| Intermodal freight yard | ✓ | |
| Passenger terminal | ✓ | |
| Railyard | ✓ | |

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| CITY OF SAVANNAH ZONING ORDINANCE | | |
|--------------------------------------|----|---------------------|
| USES | IL | IL USE STANDARDS |
| Transportation dispatch and storage | ✓ | |
| Vehicle and freight terminal | ✓ | |
| Broadcast transmission tower | S | |
| Utilities, major | ✓ | |
| Utilities, minor | ✓ | |

DEVELOPMENT STANDARDS

The development standards for permitted uses within the P-IL and IL zoning districts are outlined below.

| Development Standards for Permitted Uses | | |
|---|-----------|---------------|
| Standards | P-IL | IL |
| Lot Dimensions (min) | | |
| Lot area (sq ft) | N/A | N/A |
| Lot width (ft) | N/A | N/A |
| Building (max) | | |
| Building Coverage | N/A | 80% |
| Height (ft) [1] | N/A | N/A |
| Ground floor area (sq ft) | N/A | N/A |
| Building Setback (min ft) | | |
| Major Arterial* | 85 | N/A |
| Secondary Arterial or Rural Road* | 85 | N/A |
| Collector* | 67.5 | N/A |
| Minor Street* | 55 | N/A |
| Marginal Access | 55 | N/A |
| Front | N/A | 25 |
| Side (street) yard | 0 or 10** | 30 |
| Side (interior) yard | 0 or 10** | 20 |
| Rear yard | *** | 20 |
| From lane | N/A | 5 |
| From access easement | N/A | 5 |
| Building separation | N/A | See Fire Code |
| Accessory Structure Setback | N/A | See Sec. 8.7 |
| Parking Area Setback (min ft) | | |
| From collector and arterial street rights-of-way | N/A | 15 |
| From local street rights-of-way | N/A | 10 |
| From lane, property line or access easement | N/A | 5 |
| <p><i>**Where abutting property is in an R-district, then 10 feet is required</i></p> <p><i>***Except as provided for elsewhere herein, no rear yard is required except where adjoining yard is an R-district, then the rear yard shall be 30 feet.</i></p> <p><i>[1] Buildings proposed within 50 feet of a Residential zoning district shall be subject to the height restrictions established in such Residential zoning district and then may increase in height one (1) foot for every one (1) foot of distance from the</i></p> | | |

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Residential zoning district. For example, the portion of the building that is 65 feet from a Residential zoning district with a 36 foot height limit cannot exceed 51 feet in height.