



**METROPOLITAN PLANNING COMMISSION**

*"Planning the Future - Respecting the Past"*

M E M O R A N D U M

**DATE: MAY 19, 2020**

**TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH**

**FROM: METROPOLITAN PLANNING COMMISSION**

**SUBJECT: MPC RECOMMENDATION**

**PETITION REFERENCED:**

**Skidaway Cattle and Land, LLC, Owner – Alton Brown  
Attorney Harold B. Yellin, Agent  
7 Southern Oaks Drive and 121 Southern Boulevard  
PIN: 20794 01022 and 20794 01011  
Acreage: 5.56 Acres and 3.66 Acres - 9.22 Total Acreage  
Aldermanic District: 1 (Lanier)  
County Commission District: 8 (Ellis)  
File No. 20-001964-ZA**

**MPC ACTION:**

**Approval** of the petitioner's request to rezone the subject site (Lot 9 - PIN 20794 01011 and Lot 10 - PIN 20794 01022) located at the southwest corner of Southern Boulevard and Southern Oaks Drive from the existing B-C (Community Business) zoning classification to an I-L (Light Industrial) zoning classification based on the findings identified in the staff report.

**MPC STAFF RECOMMENDATION:**

**Approval** of the petitioner's request to rezone the subject site (Lot 9 - PIN 20794 01011 and Lot 10 - PIN 20794 01022) located at the southwest corner of Southern Boulevard and Southern Oaks Drive from the existing B-C (Community Business) zoning classification to an I-L (Light Industrial) zoning classification based on the findings identified in the staff report.

**MEMBERS PRESENT:** 10 + Chairman

Joseph Ervin, Chairman  
Thomas Branch  
Travis Coles  
Karen Jarrett  
Tanya Milton  
Wayne Noha  
Eula Parker  
Lee Smith  
Linder Suthers  
Joseph Welch  
Tom Woiwode

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

<b>APPROVAL Votes: 11</b>	<b>DENIAL Votes: 0</b>	<b>ABSENT</b>
Ervin Branch Coles Jarrett Milton Noha Parker Smith Suthers Woiwode Welch		Cook Manigault Monahan

Respectfully submitted,



Melanie Wilson  
Executive Director

/jh

Enclosure

cc Mark Massey, Clerk of Council  
Lester B. Johnson, Assistant City Attorney  
Jennifer Herman, Assistant City Attorney  
Beth Barnes, Department of Inspections





**TO:**            **The Mayor and Aldermen, City of Savannah**

**FROM:**        **The Planning Commission**

**DATE:**        **May 19, 2020**

**SUBJECT:**    **Skidaway Land and Cattle, LLC, Owner – Alton Brown  
Attorney Harold B. Yellin, Agent  
7 Southern Oaks Drive and 121 Southern Boulevard  
PIN: 20794 01022 and 20794 01011  
Acreage: 5.56 Acres and 3.66 Acres - 9.22 Total Acreage  
Aldermanic District: 1 (Lanier)  
County Commission District: 8 (Ellis)  
File No. 20-001964-ZA**

**Marcus Lotson, MPC Project Planner**

**ISSUE:** A request to rezone 9.22 acres (5.56-acre parcel and 3.66-acre parcel) from a B-C (Community Business) to an I-L (Light Industrial) zoning classification. Because these properties are adjacent to each other with the same ownership, both properties will be referred to as the site in the staff report.

**BACKGROUND:**

The subject site is an undeveloped parcel and is located at the southwest corner of Southern Boulevard and Southern Oaks Drive. The site has never been developed and has substantial vegetation, including several mature trees.

**FACTS AND FINDINGS:**

1.    **Public Notice:** As required by the City of Savannah Zoning Ordinance, notice of the proposed zoning map amendment was mailed on Monday, May 4, 2020 to all property owners located within 300 feet of the petitioned site. Also, four (4) signs were posted on the subject site adjacent to Southern Boulevard and Southern Oaks Drive. As of the writing of this report, staff has not received any comments. If comments are received prior to the May 19<sup>th</sup> MPC meeting, they will be presented at the pre-meeting.
2.    **Declarant:** The petitioned site (Lot 9 - PIN 20794 01011 and Lot 10 - PIN 20794 01022) is located within Southern Oaks Business Centre, Phase II. The current Declarant for the Southern Oaks Business Centre, Richard Evans, Jr., has submitted a letter of support for the requested zoning map amendment to rezone the petitioned site from its current B-C classification to the proposed I-L classification.

3. **Existing Development Pattern:**

The land uses and zoning districts surrounding the subject property include:

<u>Location</u>	<u>Land Use</u>	<u>Designation</u>
North	Southern Boulevard	
	Offices	B-C
	Medical Office	B-C
	Undeveloped	B-C
South	Cement Manufacturing/Aggregate Storage Yard	I-H [1]
	Undeveloped	B-C
East	Southern Oaks Drive	
	Distribution Warehouse	I-L
	Showroom/Warehouse (FLEX Space)	I-L-T [2]
West	Office Buildings	B-C

[1] I-H – Heavy Industrial

[2] I-L-T – Light Industrial-Transition

The subject site is located within the Southern Oaks Business Centre, Phase II. The business park was established in 1999. The Declarant has stated that the Southern Oaks Business Centre envisioned warehousing as a permitted use. Also, there are existing warehouse developments located within the Southern Oaks Business Centre.

4. **Existing B-C (Community Business) Zoning District:**

- a. **Intent of the B-C District:** The B-C 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 uses permitted in the B-C district are attached to the agenda item.
- c. **Development Standards:** The development standards for the B-C district are identified in Table 1

5. **Proposed I-L (Light Industrial) Zoning District:**

- a. **Intent of the I-L District:** The I-L 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 list of permitted uses for the I-L district appear in the use table included in the staff report.
  - c. ***Development Standards:*** The development standards are identified in Table 1.
6. **Transportation Network:** Both properties within the subject site will have frontage along Southern Oaks Drive, an existing paved public street with a 60-foot right-of-way and classified as a minor roadway. The property identified as PIN 20794 01011 will also have frontage along Southern Boulevard, an existing paved public street also classified as a minor roadway. Southern Boulevard extends in a westerly direction and intersects Chatham Parkway, an existing street classified as a major arterial roadway.
  7. **Public Services and Facilities:** The property is served by the Savannah Police Department, City fire protection and by City water and sewer services.
  8. **Comprehensive Plan Land Use Element:** The Comprehensive Plan Future Land Use Map (FLUM) designates the subject property as Commercial – Suburban. The proposed I-L zoning district is not compatible with the Commercial – Suburban land use designation.

#### **ADDITIONAL REVIEW CRITERIA:**

##### ***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 is permitted by the current zoning district.*

**Staff Comment:** The list of uses permitted within the majority of the business park are more in keeping with the requested I-L zoning district.

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

**Staff Comment:** Based on observation, there does not appear to be a shortage of I-L zoned property in the city. However, there appears to be a desire and need for a warehouse in this general location.

##### ***b. Compatibility***

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

**Staff Comment:** It is unlikely that the uses permitted in the proposed zoning district would adversely impact the nearby uses located within the business park.

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

**Staff Comment:** The proposed I-L district is intended in part to allow a vast range of uses from manufacturing, warehousing and other non-residential uses. Some of these uses are presently not allowed in the existing B-C zoning district, although the business park was established with a vision for uses to inclusive of both the B-C and I-L zoning districts. The other uses permitted in the proposed I-L district will not change the development pattern of the general area or the viability of the business park.

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

**Staff Comment:** This is an undisturbed vacant property. The existing conditions do not provide any significant reasons why the proposed zoning district should not be approved. There are nearby industrially zoned properties and no residentially zoned properties in the general area.

***c. 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.*

**Staff Comment:** The proposed zoning for the subject properties is not consistent with the Future Land Use Map or approved land use designation.

***d. Reasonable Use***

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

**Staff Comment:** The existing zoning of the subject property does provide “reasonable use”. However, rezoning of a property to provide additional uses while maintaining many of the uses permitted in the current zoning classification is not uncommon and provides for greater flexibility in the development of a site.

***e. 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.*

**Staff Comment:** Relative to services, the uses permitted in the proposed I-L district could be accommodated.

***f. Proximity to a Military Base, Installation or Airport***

*In accordance with the O.C.G.A. §36-66-6, when a rezoning is proposed for property located within 3,000 feet of a military base, installation or airport, or within the 3,000-foot Clear Zone and Accident Prevention Zones I and II as prescribed in the definition of an Air Installation Compatible Use Zone that is affiliated with such base.*

The subject site is not located within 3,000 feet of a military base or within the other listed zones.

**POLICY ANALYSIS:**

The subject site is located within a business park that was established in 1999. The Declarant has stated that the Southern Oaks Business Centre envisioned warehousing as a permitted use. Also, there are existing warehouse developments located within the Southern Oaks Business Centre. The additional uses permitted within the requested I-L zoning district would not adversely impact the existing properties within the business park or properties located within the general area. Rezoning would also provide other uses that could complement the existing business park and provide a greater flexibility of development options.

**ALTERNATIVES:**

1. Recommend approval of the petitioner's request.
2. Recommend denial of the petitioner's request.
3. Recommend approval of an alternative zoning classification.

**RECOMMENDATION:**

The Planning Commission recommends **Approval** of the petitioner's request to rezone the subject site (Lot 9 - PIN 20794 01011 and Lot 10 - PIN 20794 01022) located at the southwest corner of Southern Boulevard and Southern Oaks Drive from the existing B-C (Community Business) zoning classification to an I-L (Light Industrial) zoning classification based on the findings identified in the staff report.

<b>Table 1: Comparison of Development Standards for the Existing B-C and Proposed I-L Zoning Districts</b>		
	<b>Existing District</b>	<b>Proposed District</b>
	<b>B-C District</b>	<b>I-L District</b>
<b>Minimum Lot Area (each unit unless otherwise specified)</b>	Residential: Upper Story - 1,850 sf per unit Non-residential: n/a	n/a
<b>Minimum Lot Width</b>	n/a	n/a
<b>Front Yard Setback</b>	n/a	25 ft
<b>Minimum Side Yard Setback</b>	15 ft adjacent to street Interior: n/a	30 ft adjacent to street 20 ft interior
<b>Minimum Rear Yard Setback</b>	n/a	20 ft
<b>Maximum Height</b>	75 ft	n/a
<b>Maximum Building Coverage</b>	n/a	80 %
<b>Maximum Density</b>	n/a	n/a



## Rezoning Petition of 7 Southern Oaks Drive and 121 Southern Boulevard

May 19, 2020

<b>B-C – List of Uses</b>
Upper story residential
Child caring institution
Single room occupancy
Agriculture, personal
Community Garden
Park, general
Library/community center
Museum
Post office
Police/fire station or substation
Emergency Medical Services (EMS) substation/ Ambulance Service
Shelter, emergency
Shelter, transitional
Soup kitchen
Child/adult day care center
Child/adult care center, 24 hour
College, university, seminary
Educational building used by a college, university or seminary
School, public or private (K-12)
School, trade, vocational or business
All places of worship
Private club/Lodge
Correctional transition facility
Hospice
Hospital
Intermediate care facility
Nursing home
Assisted living facility
Personal care home, registered
Personal care home, family
Substance recovery facility
Office, general
Call center
Day labor employment center
Office, medical
Office, utility/contractor
Studio/multimedia production facility
Arena; convention center
Indoor amusement
Indoor firearm range
Indoor sports facility
Indoor archery range/paintball facility

**Rezoning Petition of 7 Southern Oaks Drive and 121 Southern Boulevard  
May 19, 2020**

Teen Club
Theater/cinema/
Drive-in theater
Golf course
Outdoor amusement
Stadium or outdoor arena; Amphitheater; Outdoor sports facility or complex
Retail, general
Art/photo studio; gallery
Consumer Fireworks Retail Sales Facility
Convenience store
Fuel/gas station
Flea market; Farmer's market; Open air market
Food-oriented retail
Garden center
Manufactured/modular home sales
Outdoor sales
Pawnshop
Pharmacy
Truck Stop
Warehouse or Office Showroom / Flex Space
Services, general
Animal services, indoor
Animal services, outdoor
Bank
Body art services
Business support services
Catering establishment
Check Cashing; Title Pawn;
Crematorium
Funeral home; mortuary (not including crematorium)
Hall, banquet or reception
Event Venue
Instructional studio or classroom
Laundromat;
Dry Cleaner/Laundry, Neighborhood
Personal service shop
Psychic; palmist; medium; fortune teller
Repair-oriented services
Self-service storage facility
Tour company terminal
Distillery, craft,
Bar; tavern
Nightclub

Restaurant
Food Truck Park
Retail consumption dealer (on premise consumption of alcohol)
Ancillary retail dealer (off-premise consumption of alcohol)
Package store (not including wine specialty shops)
Wine Specialty Shop (not including package stores)
Winery; Meadery; Cidery
Brewery, Micro
Bed and Breakfast Homestay
Inn
Hotel/motel, 16-74 rooms
Hotel/motel, 75 or more rooms
Short-term vacation rental
Heavy equipment/Heavy vehicle sales,rentals and leasing
Vehicle sales,rentals and leasing
Moped/motor scooter sales, rentals and leasing
Vehicle Service, Heavy equipment/Heavy vehicle
Vehicle service, minor
Vehicle service, major
Vehicle wash, full or self-service
Watercraft sales, repair and service
Artisan/Craft
Parking facility
Passenger terminal
Transportation dispatch and storage
Broadcast transmission tower
Utilities, major
Utilities, minor

<b>I-L – List of Uses</b>
Agriculture, personal
Agriculture, restricted
Community Garden
Park, general
Post office
Police/fire station or substation
Emergency Medical Services (EMS) substation/ Ambulance Service
Shelter, emergency
Shelter, transitional
Soup kitchen
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:
Correctional transition facility
Office, general
Day labor employment center
Office, utility/contractor
Studio/multimedia production facility
Indoor firearm range
Consumer Fireworks Retail Sales Facility
Convenience store
Fuel/gas station
Garden center
Plant nursery
Truck Stop
Warehouse or Office Showroom / Flex Space
Crematorium
Event Venue
Dry Cleaner/Laundry, Neighborhood
Self-service storage facility
Tour company terminal
Distillery, craft,
Bar; tavern
Nightclub
Restaurant
Food Truck Park
Retail consumption dealer (on premise consumption of alcohol)
Ancillary retail dealer (off-premise consumption of alcohol)
Winery; Meadery; Cidery
Brewery, Micro
Heavy equipment/Heavy vehicle sales,rentals and leasing

Rezoning Petition of 7 Southern Oaks Drive and 121 Southern Boulevard  
May 19, 2020

Vehicle Service, Heavy equipment/Heavy vehicle
Vehicle service, minor
Vehicle service, major
Vehicle towing and impound facility
Vehicle wash, full or self-service
Watercraft sales, repair and service
All adult-oriented businesses
Dock, Commercial
Boat Yard
Watercraft Launch/Ramp
Container Storage Yard
Outdoor Storage Yard
Warehousing
Dry cleaning/Laundry plant
Salvage yard/Recycling facility
Artisan/Craft
Limited/Light
General
Research, testing and development laboratory
Class 2
Class 6
Recycling collection facility
Solid waste transfer station
Airport, airfield; Heliport
Intermodal freight yard
Passenger terminal
Railyard
Transportation dispatch and storage
Vehicle and freight terminal
Broadcast transmission tower
Utilities, major
Utilities, minor

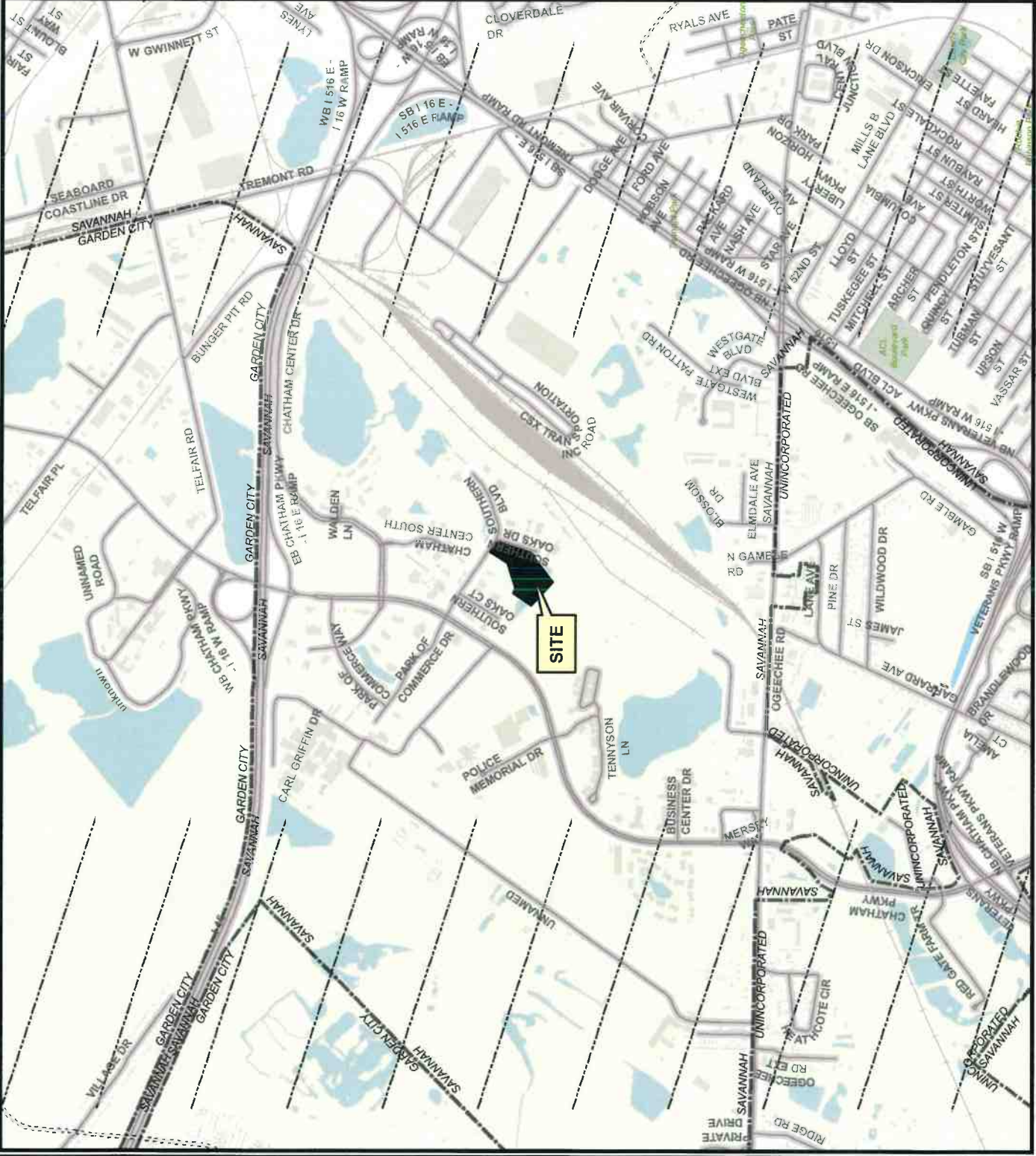
# VICINITY MAP

FILE # 20-001964-ZA  
 Address: 7 Southern Oaks Dr. &  
 121 Southern Oaks Blvd.  
 Savannah, Ga  
 Aldermanic District: 1  
 Commission District: 8  
 Neighborhood: Chatham Parkway  
 Property ID: See Map

Date 4/23/2020



CHATHAM COUNTY - SAVANNAH  
**METROPOLITAN PLANNING COMMISSION**  
 110 E. STATE ST. SAVANNAH, GA 31412-8246 PHONE 912-651-1440



THIS MAP IS A COMPILATION OF INFORMATION FROM VARIOUS SOURCES AND SCALES. IN MOST CASES THE INFORMATION HAS NOT BEEN FIELD VERIFIED. USE THIS MAP FOR GENERAL PLANNING PURPOSES ONLY.



1 inch = 2,000 feet

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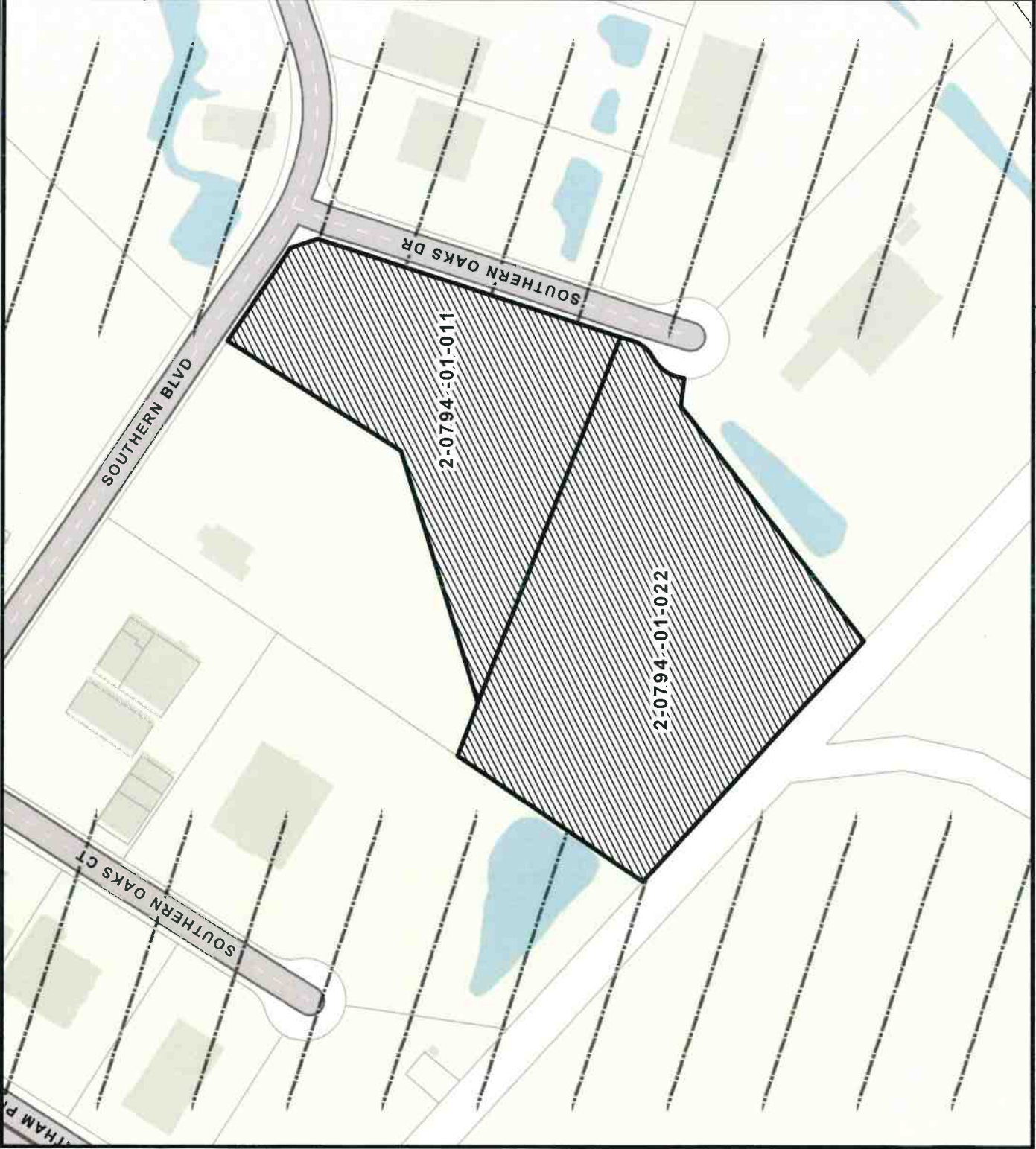
# TAX MAP

FILE # 20-001964-ZA  
Address: 7 Southern Oaks Dr. &  
121 Southern Oaks Blvd.  
Savannah, Ga  
Aldermanic District: 1  
Commission District: 8  
Neighborhood: Chatham Parkway  
Property ID: See Map

Date: 4/23/2020



CHATHAM COUNTY · SAVANNAH  
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1 inch = 200 feet

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# ZONING MAP

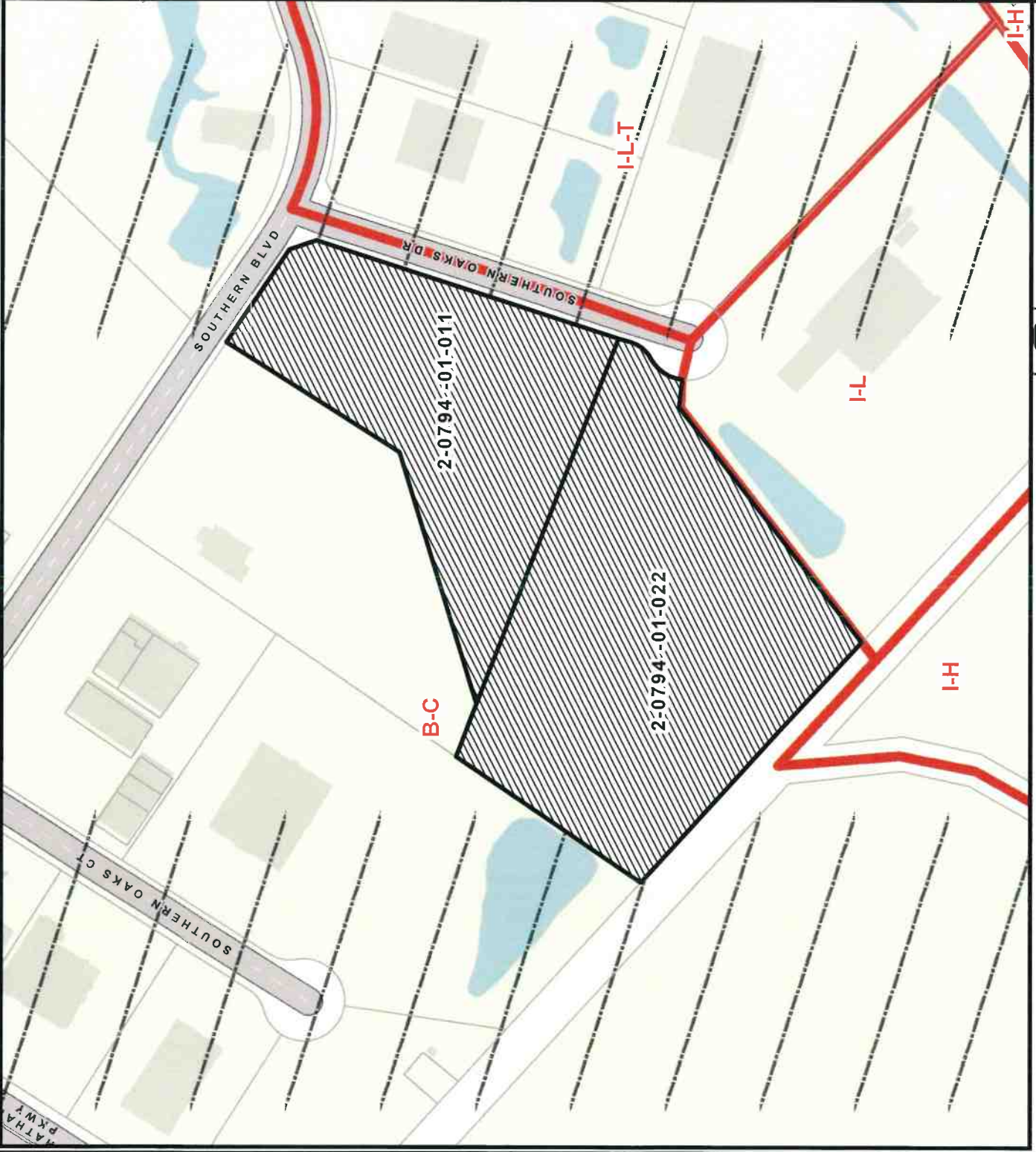
FILE # 20-001964-ZA  
 Address: 7 Southern Oaks Dr. &  
 121 Southern Oaks Blvd.  
 Savannah, Ga  
 Aldermanic District: 1  
 Commission District: 8  
 Neighborhood: Chatham Parkway  
 Property ID: See Map  
 Current property zoning(s) is primarily  
 B-C  
 Proposed property zoning:  
 I-L

City of Savannah NewZo Zoning When Applicable

Date: 4/23/2020



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1 inch = 200 feet

D



# AERIAL MAP

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121 Southern Oaks Blvd.  
Savannah, Ga  
Aldermanic District: 1  
Commission District: 8  
Neighborhood: Chatham Parkway  
Property ID: See Map

Date: 4/23/2020



CHATHAM COUNTY - SAVANNAH  
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1 inch = 200 feet

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# LABEL MAP

FILE # 20-001964-ZA

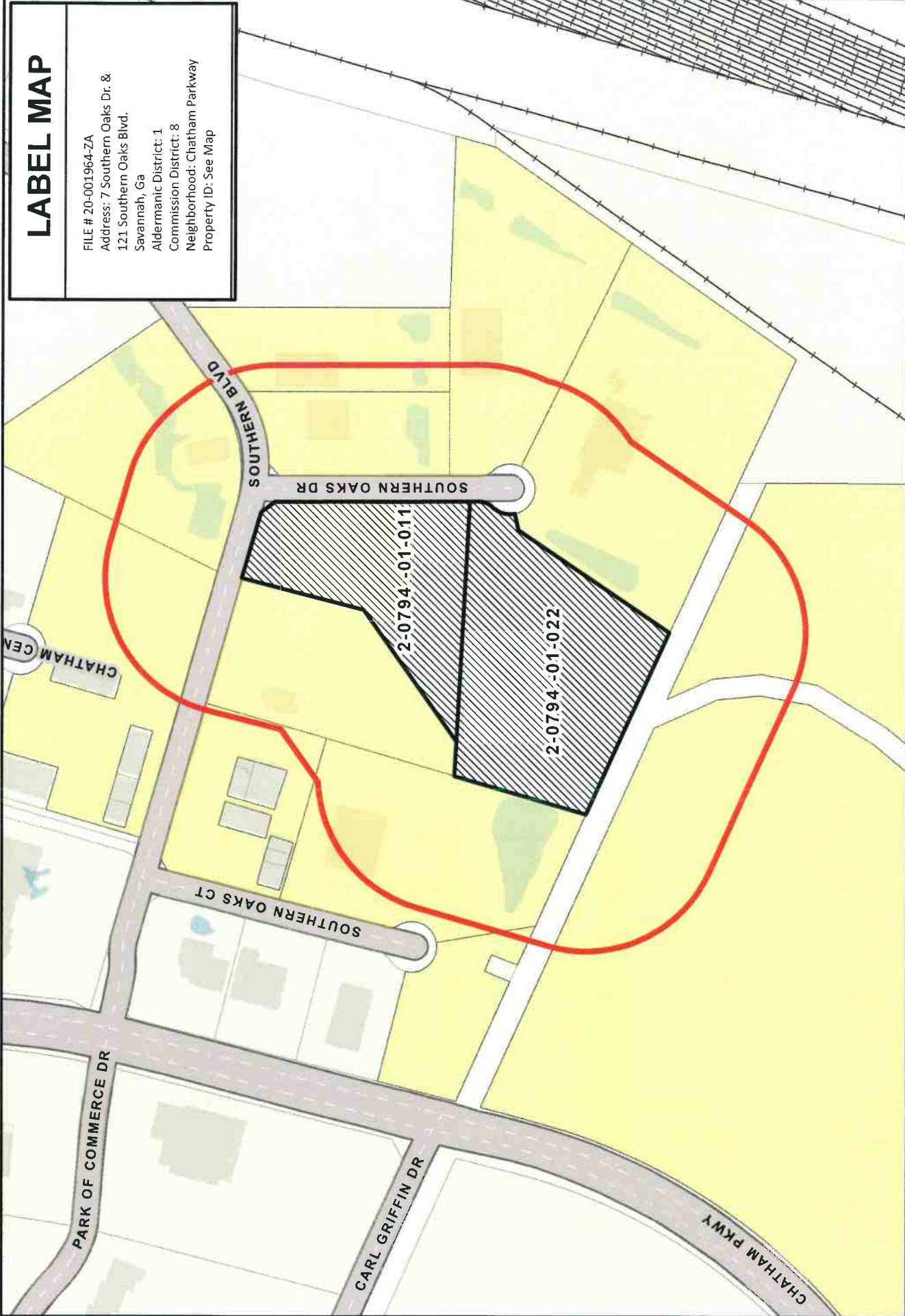
Address: 7 Southern Oaks Dr. &  
121 Southern Oaks Blvd.  
Savannah, Ga

Aldermanic District: 1

Commission District: 8

Neighborhood: Chatham Parkway

Property ID: See Map



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SCALES. IN MOST CASES THE INFORMATION HAS NOT BEEN FIELD VERIFIED.  
**USE THIS MAP FOR GENERAL PLANNING PURPOSES ONLY.**



1 inch = 300 feet



CHATHAM COUNTY - SAVANNAH  
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