



**METROPOLITAN PLANNING COMMISSION**

*"Planning the Future - Respecting the Past"*

M E M O R A N D U M

**DATE:**           OCTOBER 13, 2020

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

**FROM:**         METROPOLITAN PLANNING COMMISSION

**SUBJECT:**      MPC RECOMMENDATION

**PETITION REFERENCED:**

**Waste Management of Georgia, Petitioner**

**Attorney Harold B. Yellin, Agent**

**3001 Little Neck Road**

**PINs: 21026 02001, 21027 01002; -003, -004; -005; -006; -007; -008 and -009**

**Acreage: +/- 846 acres**

**Aldermanic District: 5 (Shabazz)**

**County Commission District: 2 (Odell)**

**File No. 20-004418-ZA**

**MPC ACTION:**

**Approval** of the petitioner's request to rezone the subject site from PDR-SL-CO (Planned Development Reclamation – Sanitary Landfill - Annexed) and PDR-SM-CO (Planned Development Reclamation – Surface Mine - Annexed) to City of Savannah zoning classification I-H (Heavy Industrial).

**MPC STAFF RECOMMENDATION:**

**Approval** of the petitioner's request to rezone the subject site from PDR-SL-CO (Planned Development Reclamation – Sanitary Landfill - Annexed) and PDR-SM-CO (Planned Development Reclamation – Surface Mine - Annexed) to City of Savannah zoning classification I-H (Heavy Industrial).

**MEMBERS PRESENT:** 8 + Chairman

Ellis Cook, Chairman Tom Woiwode  
Travis Coles  
Karen Jarrett  
Tanya Milton  
Wayne Noha  
Eula Parker  
Linder Suthers  
Joseph Welch

**PLANNING COMMISSION VOTE:** Approve Staff Recommendation (9-0)

<b>APPROVAL</b> Votes: 9	<b>DENIAL</b> Votes: 0	<b>ABSENT</b>
Cook Coles Jarrett Milton Noha Parker Suthers Welch Woiwode		Branch Ervin Manigault Monahan Smith

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:** October 13, 2020

**SUBJECT:** Waste Management of Georgia, Petitioner  
Attorney Harold B. Yellin, Agent  
3001 Little Neck Road  
PINs: 21026 02001, 21027 01002; -003, -004; -005; -006; -007; -008 and -009  
Acreage: +/- 846 acres  
Aldermanic District: 5 (Shabazz)  
County Commission District: 2 (Odell)  
File No. 20-004418-ZA

**Marcus Lotson, MPC Project Planner**

**ISSUE:** A request to rezone approximately 846 acres from Chatham County zoning classifications PDR-SL-CO (Planned Development Reclamation – Sanitary Landfill - Annexed) and PDR-SM-CO (Planned Development Reclamation – Surface Mine - Annexed) to City of Savannah zoning classification I-H (Heavy Industrial).

**BACKGROUND:** The subject site is the Superior Landfill and Recycling Center site in west Chatham. It is a municipal solid waste landfill that has operated since 1991. Recently, the property was annexed into the City of Savannah. Prior to being annexed, the Chatham County zoning ordinance was the applicable zoning ordinance for the property and the zoning map identified two zoning classifications on the property. Those classifications were PDR-SL (Planned Development Reclamation – Sanitary Landfill) which permitted the landfill operation and PDR-SM (Planned Development Reclamation – Surface Mine) which permitted the mining of soil for the purpose of continually capping the landfill.

The subject property is now in the City of Savannah and governed by the Savannah Zoning Ordinance. The City ordinance permits both the landfill operation and the surface mine operation in the I-H (Heavy Industrial) zoning district. This is the only district in the City ordinance that permits a sanitary landfill. Now that the property has been annexed, it is necessary to apply a City of Savannah zoning designation on the property.

**FACTS AND FINDINGS:**

1. **Public Notice:** As required by the City of Savannah Zoning Ordinance, notice of the proposed zoning map amendment was mailed to all property owners located within 300 feet of the petitioned site. Also, signs were posted near the subject site along Little Neck Road.

2. **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	Recreation	R-A
South	Vacant	A-1
East	Vacant	R-A
West	Vacant	I-L

3. **Existing PDR-SM (Planned Development Reclamation – Surface Mine) and PDR-SL (Planned Development Reclamation – Sanitary Landfill) Chatham County Zoning District.**

- a. **Intent of the PDR-SM & PDR-SL Districts:** The County ordinance does not provide an intent statement for the PDR-SM and PDR-SL zoning classifications. However, in section 4-6.8 and 4-6.10 it does outline required plans, review procedures, general and specific development plan requirements, operating standards, reclamation, and enforcement.
- b. **Allowed Use:** Surface Mining / Landfill
- c. **Development Standards:** See Section 4-6.8 Chatham County Zoning Ordinance.  
<https://www.thempc.org/docs/ord/zoning/county/4-6.8.pdf>  
<https://www.thempc.org/docs/ord/zoning/county/4-6.10.pdf>

4. **Proposed I-H (Heavy Industrial) City of Savannah Zoning District:**

- a. **Intent of the I-H District:** The I-H district is established to provide sites for activities which involve large-scale warehousing, processing, manufacturing facilities, major transportation terminals and waste-related facilities that have a greater impact on the surrounding area than industries found in the IL-T and IL districts. It is the intent of this district to provide an environment for industries that is unencumbered by nearby non-industrial development.
- b. **Allowed Uses:** The list of permitted uses for the I-H district appear in the use table.
- c. **Development Standards:** The development standards are identified in Table 1.

5. **Transportation Network:** The subject site has access to Little Neck Road. Little Neck Road

is a Minor Arterial roadway that connects Ogeechee Road through to the City of Bloomingdale.

6. **Public Services and Facilities:** The property is served by the Savannah Police Department, City fire protection and by City water and sewer services.
7. **Comprehensive Plan Land Use Element:** The Comprehensive Plan Future Land Use Map (FLUM) designates the subject property as Industrial. The proposed I-H zoning district is compatible with this land use designation.
8. **General Development Plan:** The applicant has also provided an updated General Development Plan that reflects the requirements of the zoning ordinance relative to the use on site. While the plan is not associated with the rezoning, it has been filed with MPC and the City of Savannah and should any future expansion or material changes occur on site, the plan will be the basis of any amendment.

**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 existing and proposed zoning districts are very similar.

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

**Staff Comment:** The continued operation of the sanitary landfill is necessary to address the refuse disposal needs of the community.

***b. Compatibility***

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

**Staff Comment:** A change in zoning, in this case, is primarily an administrative action. No adverse effects regarding the usability of adjacent land is likely since the operation within the property does not change.

- 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 district is compatible with the present zoning pattern. The character of the surrounding area is primarily rural which staff finds to be generally in keeping with the pattern.

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:** The need to apply a City zoning classification pursuant to the recent annexation is the purpose of the proposed rezoning.

**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 property is consistent with the Future Land Use Map.

**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 is inappropriate as it does not reflect a designation associated with the jurisdiction in which the property lies.

**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 will not impact the usability or availability of infrastructure.

**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 an existing sanitary landfill which comprises approximately 846 acres. It has operated since 1991 and has now been annexed into the City of Savannah. The proposed rezoning would allow the site to be identified appropriately, from a zoning standpoint, with a City of Savannah zoning designation.

**ALTERNATIVES:**

1. Approval of the petitioner's request.
2. Denial of the petitioner's request.

**RECOMMENDATION:**

The Planning Commission recommends **Approval** of the petitioner's request to rezone the subject site from PDR-SL-CO (Planned Development Reclamation – Sanitary Landfill - Annexed) and PDR-SM-CO (Planned Development Reclamation – Surface Mine - Annexed) to City of Savannah zoning classification I-H (Heavy Industrial).

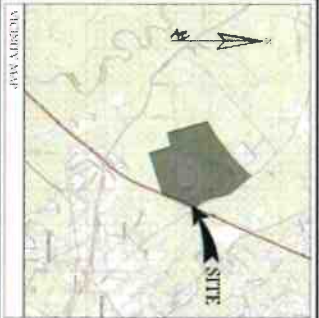
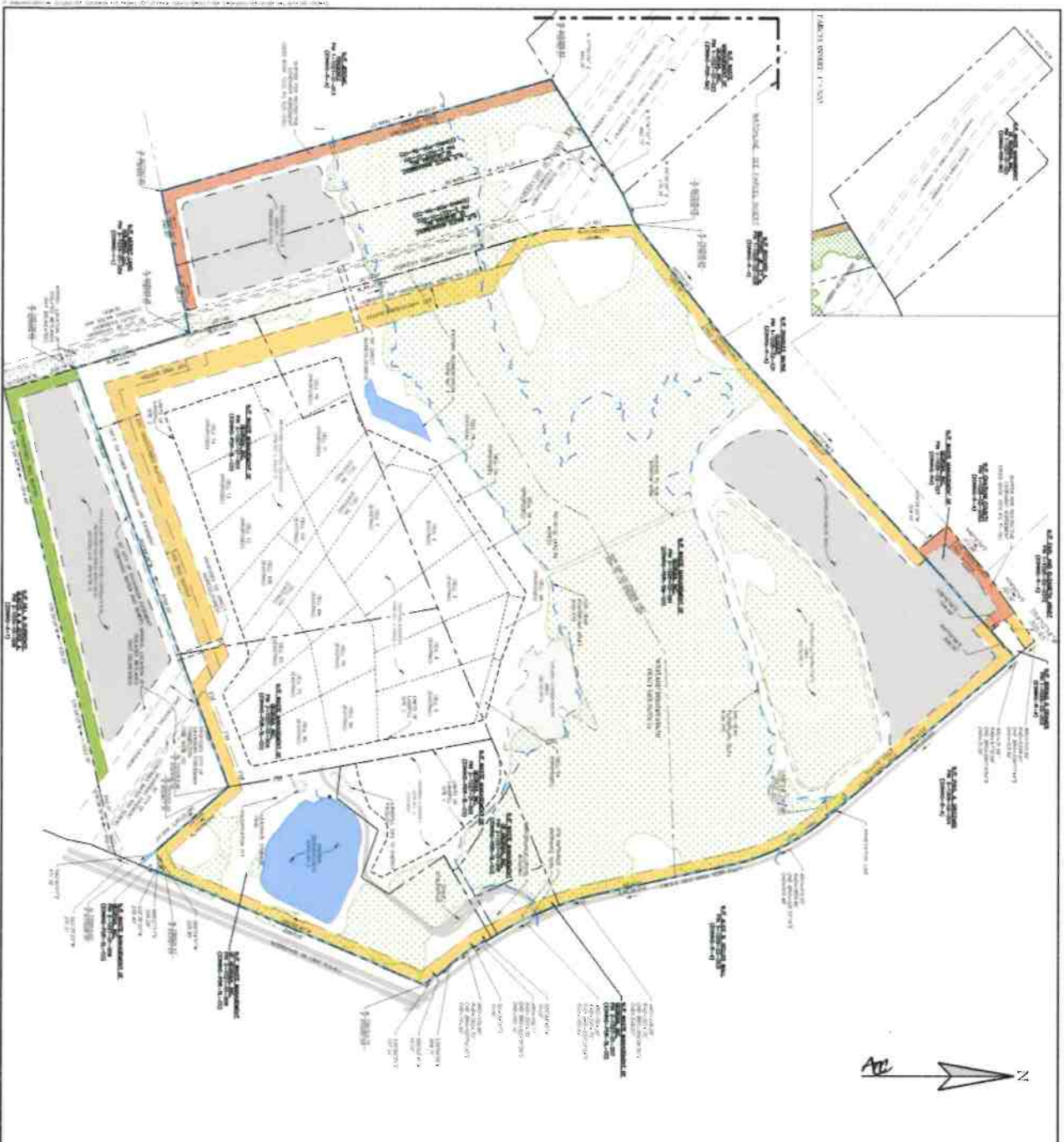
	<b>Table 1 Proposed I-H District</b>
<b>Minimum Lot Area (each unit unless otherwise specified)</b>	n/a
<b>Minimum Lot Width</b>	n/a
<b>Front Yard Setback</b>	Front 25 ft
<b>Minimum Side Yard Setback</b>	40 ft (street) 25 ft (Interior)
<b>Minimum Rear Yard Setback</b>	25 ft
<b>Maximum Height</b>	n/a
<b>Maximum Building Coverage</b>	80%
<b>Maximum Density</b>	n/a



## Heavy Industrial Uses

Agriculture, personal	✓	
Park, general	✓	
Police/fire station or substation	✓	
Emergency Medical Services (EMS) substation/ Ambulance Service	✓	Sec. <a href="#">8.3.5</a>
College, university, seminary	✓	Sec. <a href="#">8.3.13</a> and Sec. <a href="#">8.7.15</a>
Educational building used by a college, university, or seminary	✓	Sec. <a href="#">8.3.13</a> and Sec. <a href="#">8.7.15</a>
School, trade, vocational or business	✓	
Office, general	✓	Sec. <a href="#">8.4.1</a>
Consumer Fireworks Retail Sales Facility	L	Sec. <a href="#">8.4.49</a> and Sec. <a href="#">8.8.3(a)</a>
Fuel/gas station	L	Sec. <a href="#">8.4.14</a>
Warehouse or Office Showroom / Flex Space	✓	Sec. <a href="#">8.4.23</a>
Crematorium	L	Sec. <a href="#">8.4.27</a>
Event Venue	✓	
Dry Cleaner/Laundry, Neighborhood	✓	
Distillery, craft,	✓	Sec. 7.14
Bar; tavern	L	Sec. <a href="#">8.4.30</a> and Sec. 7.14
Nightclub	L	Sec. <a href="#">8.4.31</a> and Sec. 7.14
Restaurant	L	Sec. <a href="#">8.4.32</a> , Sec. <a href="#">8.7.24</a> and Sec. 7.14
Food Truck Park	L	Sec. <a href="#">8.4.50</a>
Retail consumption dealer (on premise consumption of alcohol)	L	Sec. <a href="#">8.7.24</a> and Sec. 7.14
Winery; Meadery; Cidery	✓	Sec. 7.14
Brewery, Micro	✓	Sec. 7.14
Vehicle Service, Heavy equipment/Heavy vehicle	L	Sec. <a href="#">8.4.41</a>
Vehicle towing and impound facility	L	Sec. <a href="#">8.4.44</a>
Watercraft sales, repair, and service	L	Sec. <a href="#">8.4.46</a>
All adult-oriented businesses	L	Sec. <a href="#">8.4.47</a>
Dock, Commercial	✓	
Boat Yard	L	Sec. <a href="#">8.4.48</a>
Watercraft Launch/Ramp	✓	
Container Storage Yard	L	Sec. <a href="#">8.5.1</a>
Outdoor Storage Yard	L	Sec. <a href="#">8.5.2</a>
Warehousing	✓	
Dry cleaning/Laundry plant	✓	
Salvage yard/Recycling facility	S	Sec. <a href="#">8.5.3</a>
Manufacturing, Limited/Light	L	Sec. <a href="#">8.5.5</a>
Manufacturing, General	L	Sec. <a href="#">8.5.6</a>
Manufacturing, Intensive	L	Sec. <a href="#">8.5.7</a>
Research, testing and development laboratory	L	Sec. <a href="#">8.5.8</a>
Solid waste and industrial landfill facility	✓	Sec. <a href="#">8.5.9</a>
Mulch or compost processing, Class 2	S	Sec. <a href="#">8.5.10</a>

Mulch or compost processing, Class 3, 4 or 5	S	Sec. <a href="#">8.5.10</a>
Mulch or compost processing, Class 6	L	Sec. <a href="#">8.5.10</a>
Recycling collection facility	✓	Sec. <a href="#">8.5.11</a>
Waste incinerator	S	Sec. <a href="#">8.5.12</a>
Solid waste transfer station	S	Sec. <a href="#">8.5.13</a>
Airport, airfield; Heliport	S	Sec. <a href="#">8.6.1</a> , Sec. <a href="#">8.7.10</a> , and Sec. 7.2
Intermodal freight yard	✓	
Passenger terminal	✓	
Railyard	✓	
Transportation dispatch and storage	✓	Sec. <a href="#">8.6.3</a>
Vehicle and freight terminal	✓	
Broadcast transmission tower	S	
Utilities, major	✓	
Utilities, minor	✓	



LAST DATE CALCULATED: 10/11/2011

PROJECT: STERIS RECYCLING CENTER

DATE: 10/11/2011

TIME: 10:00 AM

**LEGEND**

- EXISTING
- PROPOSED
- LANDSCAPING
- PAVING
- CONCRETE
- ASPHALT
- GRAVEL
- SOIL
- ROCK
- WOOD
- STEEL
- GLASS
- PLASTIC
- PAPER
- TEXTILE
- LEATHER
- HAIR
- HAIR BRUSHES
- HAIR CARE PRODUCTS
- HAIR REMOVAL PRODUCTS
- HAIR STYLING PRODUCTS
- HAIR TREATMENT PRODUCTS
- HAIR ACCESSORIES
- HAIR CARE TOOLS
- HAIR CARE EQUIPMENT
- HAIR CARE SUPPLIES
- HAIR CARE SERVICES
- HAIR CARE TRAINING
- HAIR CARE RESEARCH
- HAIR CARE INNOVATION
- HAIR CARE TRENDS
- HAIR CARE CULTURE
- HAIR CARE HISTORY
- HAIR CARE FUTURE
- HAIR CARE CHALLENGES
- HAIR CARE OPPORTUNITIES
- HAIR CARE SOLUTIONS
- HAIR CARE PARTNERSHIPS
- HAIR CARE COLLABORATION
- HAIR CARE COMMUNITY
- HAIR CARE INDUSTRY
- HAIR CARE GOVERNMENT
- HAIR CARE REGULATIONS
- HAIR CARE STANDARDS
- HAIR CARE CERTIFICATIONS
- HAIR CARE ACCREDITATIONS
- HAIR CARE AWARDS
- HAIR CARE RECOGNITION
- HAIR CARE HONORS
- HAIR CARE PRIZES
- HAIR CARE SCHOLARSHIPS
- HAIR CARE FELLOWSHIPS
- HAIR CARE GRANTS
- HAIR CARE FUNDING
- HAIR CARE INVESTMENT
- HAIR CARE FINANCING
- HAIR CARE CREDIT
- HAIR CARE DEBT
- HAIR CARE EQUITY
- HAIR CARE CAPITAL
- HAIR CARE RISK
- HAIR CARE LIABILITY
- HAIR CARE INSURANCE
- HAIR CARE PROTECTION
- HAIR CARE COMPLIANCE
- HAIR CARE ETHICS
- HAIR CARE MORALS
- HAIR CARE VALUES
- HAIR CARE BELIEFS
- HAIR CARE OPINIONS
- HAIR CARE ATTITUDES
- HAIR CARE BEHAVIORS
- HAIR CARE HABITS
- HAIR CARE PRACTICES
- HAIR CARE PROCEDURES
- HAIR CARE PROTOCOLS
- HAIR CARE STANDARDS
- HAIR CARE GUIDELINES
- HAIR CARE POLICIES
- HAIR CARE PROCEDURES
- HAIR CARE PROTOCOLS
- HAIR CARE STANDARDS
- HAIR CARE GUIDELINES
- HAIR CARE POLICIES

**GENERAL NOTES:**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
4. ALL UTILITIES SHALL BE PROTECTED AND DEEPER THAN THE EXISTING FINISH GRADE.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.
6. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL HEALTH DEPARTMENT.
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES.
8. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES AND SIGNALING THROUGHOUT CONSTRUCTION.
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

**ATLANTIC COAST CONSULTING, INC.**  
 7 East Corporate Square  
 Suite 303  
 Southport, VA 23161  
 813-296-3471  
 www.acic.net

**STERIS RECYCLING CENTER**  
 10000 W. 10th Street  
 Southport, VA 23161

**WASTE MANAGEMENT**  
 WEST VIRGINIA UNIVERSITY  
 AND OTHER LOCAL AGENCIES

**GENERAL DEVELOPMENT PLAN**

DATE: 10/11/2011

PROJECT: STERIS RECYCLING CENTER



# TAX MAP

20-004418-ZA  
 Address: 3001 Little Neck Road  
 Savannah, Ga  
 Aldermanic District: 5 (Shabazz)  
 Commission District: 5 (Odell)  
 Neighborhood: Little Neck Road  
 Corridor Area  
 PIN(s): See Map

Date: 9/17/2020



CHATHAM COUNTY - SAVANNAH  
 METROPOLITAN PLANNING COMMISSION  
 110 E. STATE ST. SAVANNAH, GA 31412-8246 PHONE 912-051-1440



1 inch = 1,200 feet

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.



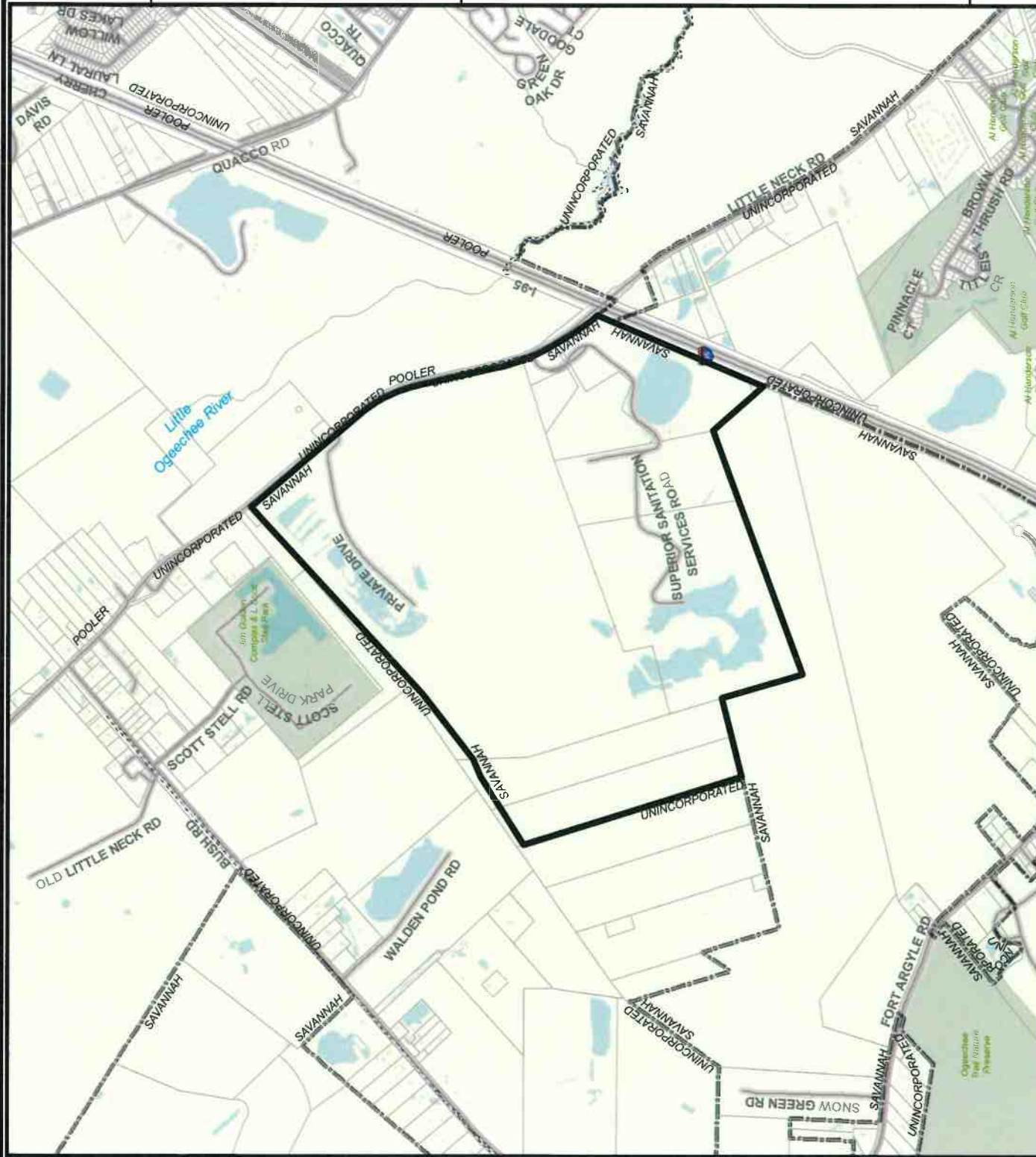
# VICINITY MAP

20-004418-ZA  
 Address: 3001 Little Neck Road  
 Savannah, Ga  
 Aldermanic District: 5 (Shabazz)  
 Commission District: 5 (Odell)  
 Neighborhood: Little Neck Road  
 Corridor Area  
 PIN(s): See Map

Date 9/17/2020



CHATHAM COUNTY · SAVANNAH  
 METROPOLITAN PLANNING COMMISSION  
 119 E. STATE ST. SAVANNAH, GA 31412-3248 PHONE 912.951.1440



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1 inch = 2,000 feet

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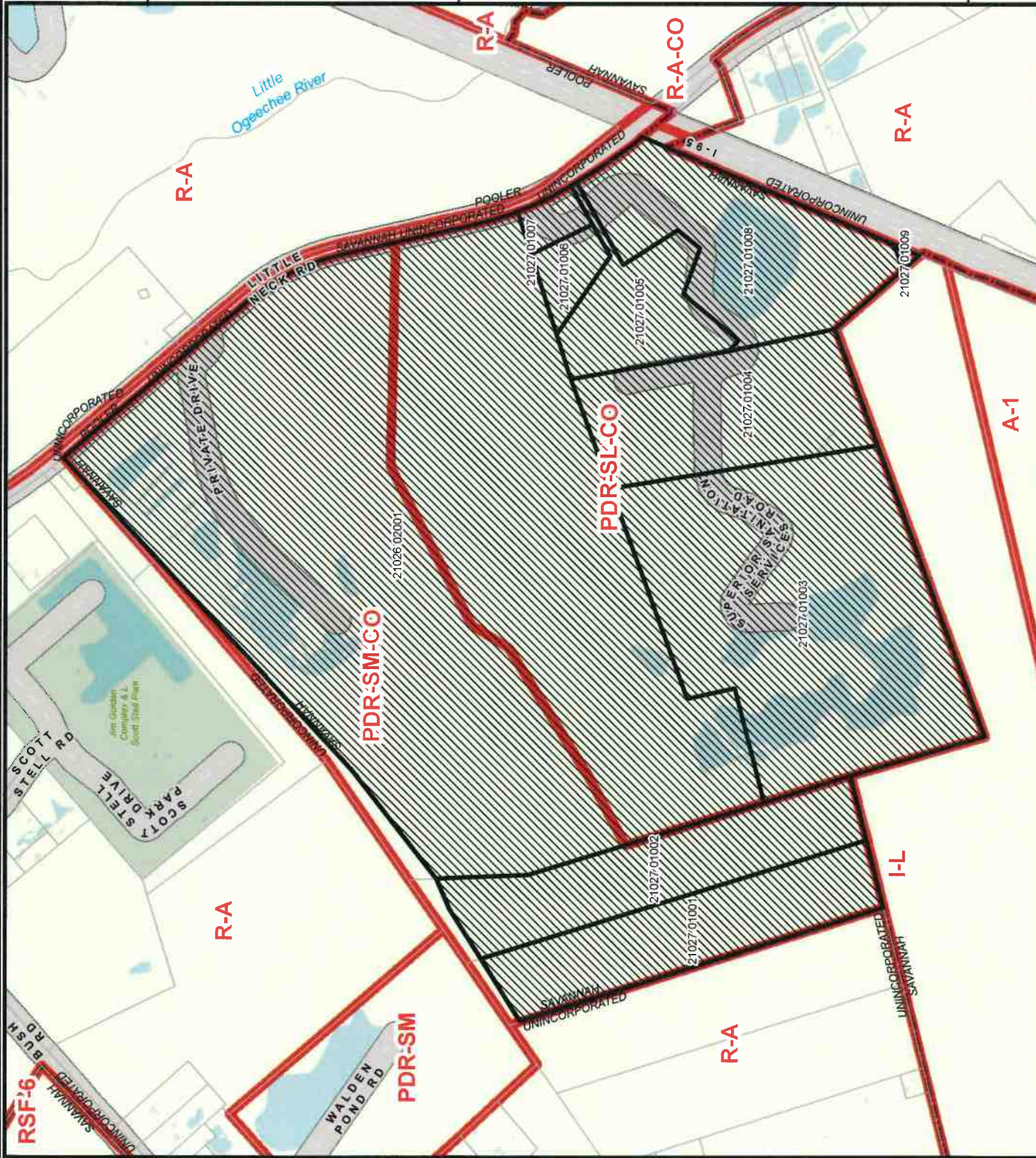
# ZONING MAP

20-004418-ZA  
 Address: 3001 Little Neck Road  
 Savannah, Ga  
 Aldermanic District: 5 (Shabazz)  
 Commission District: 5 (Odell)  
 Neighborhood: Little Neck Road  
 Corridor Area  
 PIN(s): See Map  
 Current property zoning(s) is primarily  
 PDR-SM-CO, PDR-SL-CO  
 Proposed property zoning:  
 I-H  
 City of Savannah New/20 Zoning When Applicable

Date: 9/17/2020



CHATHAM COUNTY · SAVANNAH  
 METROPOLITAN PLANNING COMMISSION  
 110 E. STATE ST. SAVANNAH, GA 31412-0240 PHONE 912-651-1440



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