



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: **NOVEMBER 24, 2020**
TO: **THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH**
FROM: **METROPOLITAN PLANNING COMMISSION**
SUBJECT: **MPC RECOMMENDATION**

PETITION REFERENCED:

Atlantic Marine Warehouse Company, Petitioner
Jim Gerard, Agent
Corvair Avenue
PIN: 20635 04007
Acreage: 10.26 Acres
Aldermanic District: 1 (Lanier)
County Commission District: 8 (Ellis)
File No. 20-005048-ZA

MPC ACTION:

Approval of the requested rezoning from an RSF-6 (Single Family Residential) zoning classification to an I-L (Light-Industrial) zoning classification with the condition that with the development of the property shall include maintaining the existing vegetation highlighted in attached Exhibit 1.

MPC STAFF RECOMMENDATION:

Approval of the requested rezoning from an RSF-6 (Single Family Residential) zoning classification to an I-L (Light-Industrial) zoning classification with the condition that with the development of the property shall include maintaining the existing vegetation highlighted in attached Exhibit 1.

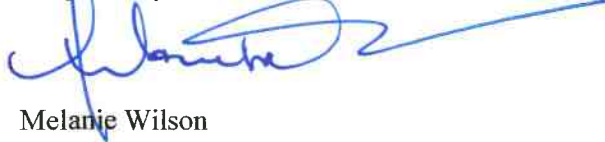
MEMBERS PRESENT: 8 + Vice-Chairman

Joseph Welch, Vice-Chairman
Travis Coles
Joseph Ervin
Karen Jarrett
Tanya Milton
Wayne Noha
Eula Parker
Lee Smith
Linder Suthers

PLANNING COMMISSION VOTE: Approve Staff Recommendation (7-0)

APPROVAL Votes: 7	DENIAL Votes: 0	ABSENT	ABSTAINED
Coles Ervin Jarrett Milton Noha Parker Suthers		Brown Cook Manigault Smith Woiwode	Welch

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





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

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

FROM: **The Planning Commission**

DATE: **November 24, 2020**

SUBJECT: **Atlantic Marine Warehouse Company, Petitioner**
 Jim Gerard, Agent
 Corvair Avenue
 PIN: 20635 04007
 Acreage: 10.26 Acres
 Aldermanic District: 1 (Lanier)
 County Commission District: 8 (Ellis)
 File No. 20-005048-ZA

Marcus Lotson, MPC Project Planner

ISSUE: A request to rezone 10.26 acres from an RSF-6 (Single Family Residential) zoning classification to an I-L (Light Industrial) zoning classification.

BACKGROUND:

The subject property is an undeveloped parcel east of the northern terminus of Corvair Avenue. It has been substantially cleared of vegetation and trees. Based on historical imagery it has been cleared since the 1970's. Currently, some mature trees and understory exist along the eastern property line which includes approximately 2.5 - acres of the 10.2 - acre site. This stand of vegetation combines with is a portion of a heavily wooded buffer that has served to protect residential areas from the impacts associated with industrial uses and the rail line that abuts this lot. The property had been previously used for outdoor storage. The current owner operates Atlantic Marine Warehouse Company on the adjacent parcel which is a warehousing and distribution center with rail access.

FACTS AND FINDINGS:

1. **Public Notice:** On November 4th, mailed notice of the Planning Commission meeting was sent to all property owners within 300 feet of the subject property, signs were posted on site and required newspaper advertisements were run. There has been no public response likely due to the industrial nature of the surrounding properties. The petitioner did however meet with stakeholders who did not oppose the rezoning.

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	Undeveloped / Forested	RSF-6
East	Undeveloped / Forested	RSF-6
South	Rail Line / Storage Yard	I-L
West	Warehouse	I-L

Corvair Avenue is a branch of Tremont Road that dead ends at the subject property. Along Corvair, there are only heavy commercial and industrial uses. The subject property has no access to any other right-of-way, other than the rail line that abuts on the southwest side of the property. There is a wooded buffer between the subject property and the nearest residences, which is approximately 600 feet deep.

3. **Future Land Use:** The future land use of the property is identified as Conservation. The reason for this designation is that the property was once owned by the State of Georgia. The designation is defined as “Land that is publicly or privately held and designated for preservation in a natural state or for the use of passive recreation...” The proposed zoning classification is not consistent with this designation; however, the property is no longer publicly owned, and the designation can be reconsidered during the ongoing Comprehensive Plan update. Should the rezoning be adopted by the City of Savannah, any development of the site will require a tree save area to achieve the required greenspace. Therefore, the existing vegetation will require protection to achieve this requirement. This portion of the vegetative buffer on the applicant’s property, although not “...designated for preservation in a natural state or for the use of passive recreation...” as defined by the Comprehensive Plan, will be a needed feature to accommodate City of Savannah regulations relative to required greenspace.

4. **Existing RSF-6 (Single Family Residential) District:**

- a. **Intent of the RSF District:** The Residential Single-family (“RSF”) districts are established to allow single-family detached development on varying lot sizes which are indicated by the number (suffix) following the district name.
- b. **Allowed Uses:** Allowed uses in the RSF district are attached to the agenda.
- c. **Development Standards:** The development standards are attached to the agenda.

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 uses permitted in the I-L district are attached to the agenda item.

c. **Development Standards:** The development standards for the I-L district are attached to the agenda.

6. **Transportation Network:** Corvair Avenue extends approximately 700 feet from Tremont Road and terminates as it crosses an active rail line. Because of the typical uses along Tremont Road and its direct access to the interstate, significant amounts of heavy truck traffic traverse the area.

7. **Public Services and Facilities:** The property is served by the Savannah Police Department, City fire protection and by City water and sewer services.

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 range of uses permitted under the current zoning are not likely to develop here due to the intense nature of the surroundings. The range of uses under the proposed zoning are more compatible with the area than residential development.

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 vacant land or industrially zoned property in the city. However, the proposed zoning district allows uses that are an important component of commerce in the region.

b. Compatibility

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

Staff Comment: The uses permitted in the proposed zoning district are more intense than the range of uses allowed under the current zoning. Therefore, if rezoned, additional protections will be necessary to help ensure that the usability of adjacent properties are not impacted in a negative way.

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 light manufacturing and assembly, warehousing, wholesaling activities and other uses. The character of the surrounding area does include these types of uses. The property is also within 550 feet of nearby residences.

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 development pattern is a condition that supports approval of a rezoning. The surrounding business are a heavy commercial and industrial and the property is unlikely to develop residentially as permitted under RSF-6. The potential expanded use of industrial in the area is a condition that could impact other property in the future. This underscores the importance of maintaining buffers and separation.

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. That designation was based, in part, on the fact that the property was owned by the State of Georgia which is no longer the case. The Conservation designation, however, should still be recognized and can be recognized by maintaining the existing treed acres on site. Based on the development pattern, land use designations may be reconsidered during the Comprehensive Plan update.

d. Reasonable Use

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

Staff Comment: Relative to “reasonable use” under the current zoning, the property owner operates a warehouse facility immediately adjacent to the subject property. Uses permitted within the RSF-6 zoning district are not likely to be developed here.

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 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 properties are not within 3,000 feet of a military base or within the other listed zones.

POLICY ANALYSIS:

The subject property abuts both industrial and heavy commercial uses and is accessed primarily by rail. The viability of the site for single family residential uses is negligible. However, the area north and east of the subject property serves as an undisturbed buffer against the nearest cluster of residential homes. Rezoning the property for industrial use is consistent with the development pattern in the area and if properly buffered and maintained negative impacts on other property could be minimized. Maintaining the vegetative buffer will serve as a noise barrier for nearby residential and help diminish other impacts that can be caused by certain uses.

ALTERNATIVES:

1. Adopt the MPC recommendation.
2. Deny the petitioner's request.

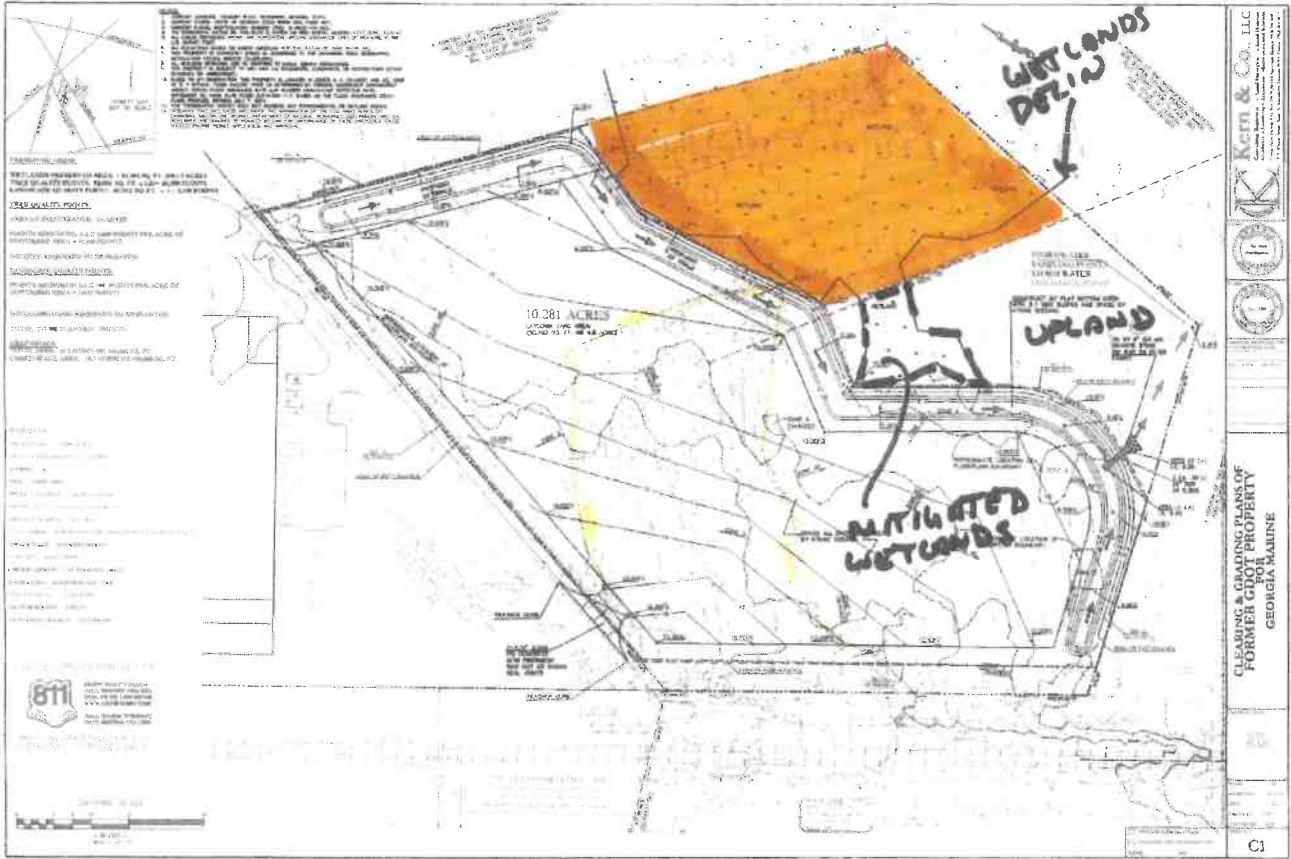
RECOMMENDATION: **Conditional Approval*** of the requested rezoning from an RSF-6 (Single Family Residential) zoning classification to an I-L (Light-Industrial) zoning classification.

*Development of the property shall include maintaining the existing vegetation highlighted in attached Exhibit 1.

RSF – 6 List of Permitted Uses
Single-family detached
Agriculture, personal
Community garden
Park, general
Library/community center
Police/fire station or substation
Child/adult day care home
School, public or private (K-12)
All places of worship
Personal care home, registered
Golf course
Retail consumption dealer
Dock, private
Dock, residential community
Marina, residential
Watercraft launch/ramp
Utilities, major
Utilities, minor

I-L List of Permitted Uses
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
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





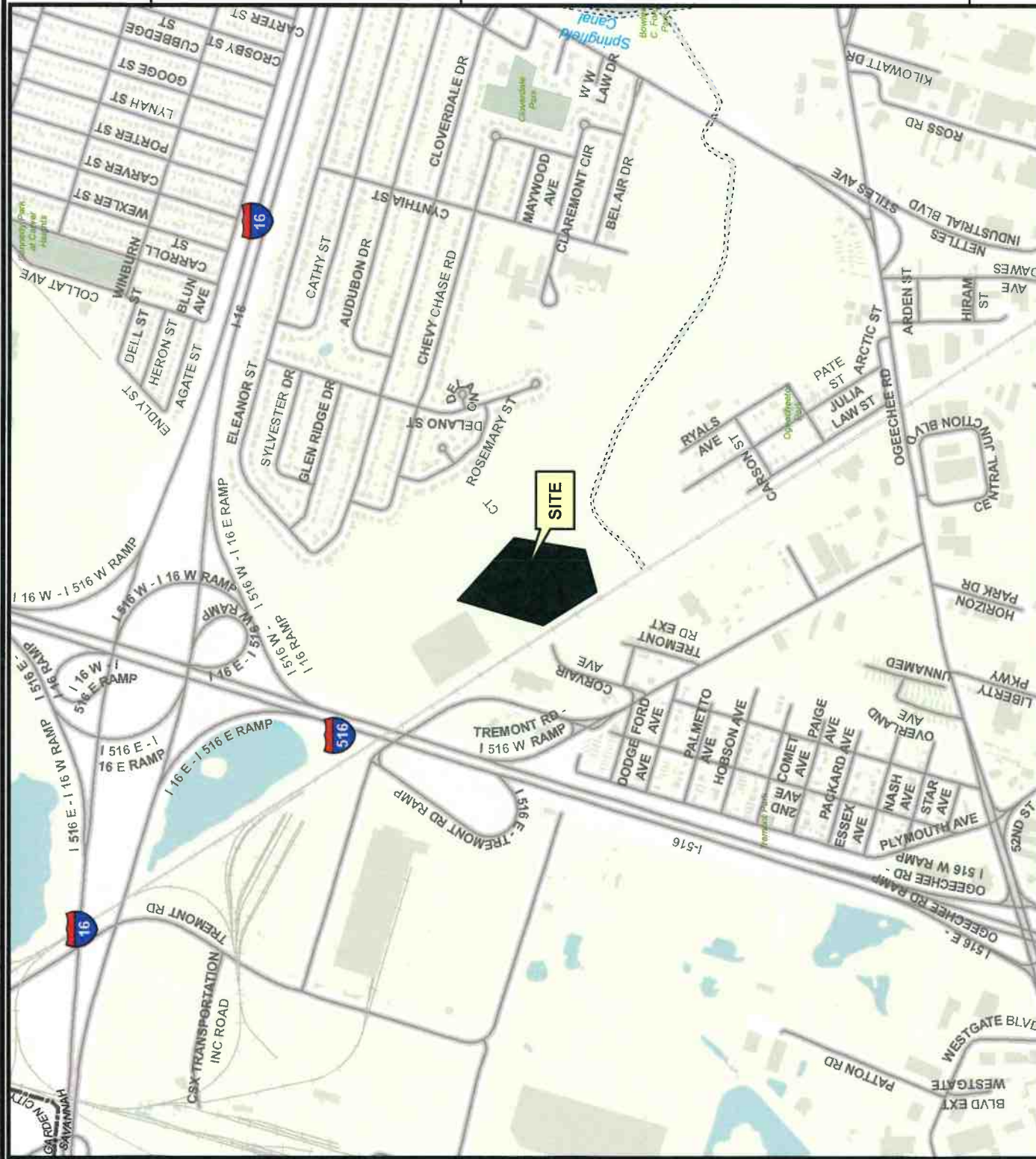
VICINITY MAP

20-005048-ZA
Corvair Ave.
Savannah, Ga
Aldermanic District: 1 (Lanier)
Commission District: 8 (Ellis)
Neighborhood: Cloverdale/Tremont
PIN(s): See Map

Date: 10/19/2020



CHATHAM COUNTY - SAVANNAH
METROPOLITAN PLANNING COMMISSION
110 E. STATE ST. SAVANNAH, GA 31402-2246 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 = 1,000 feet

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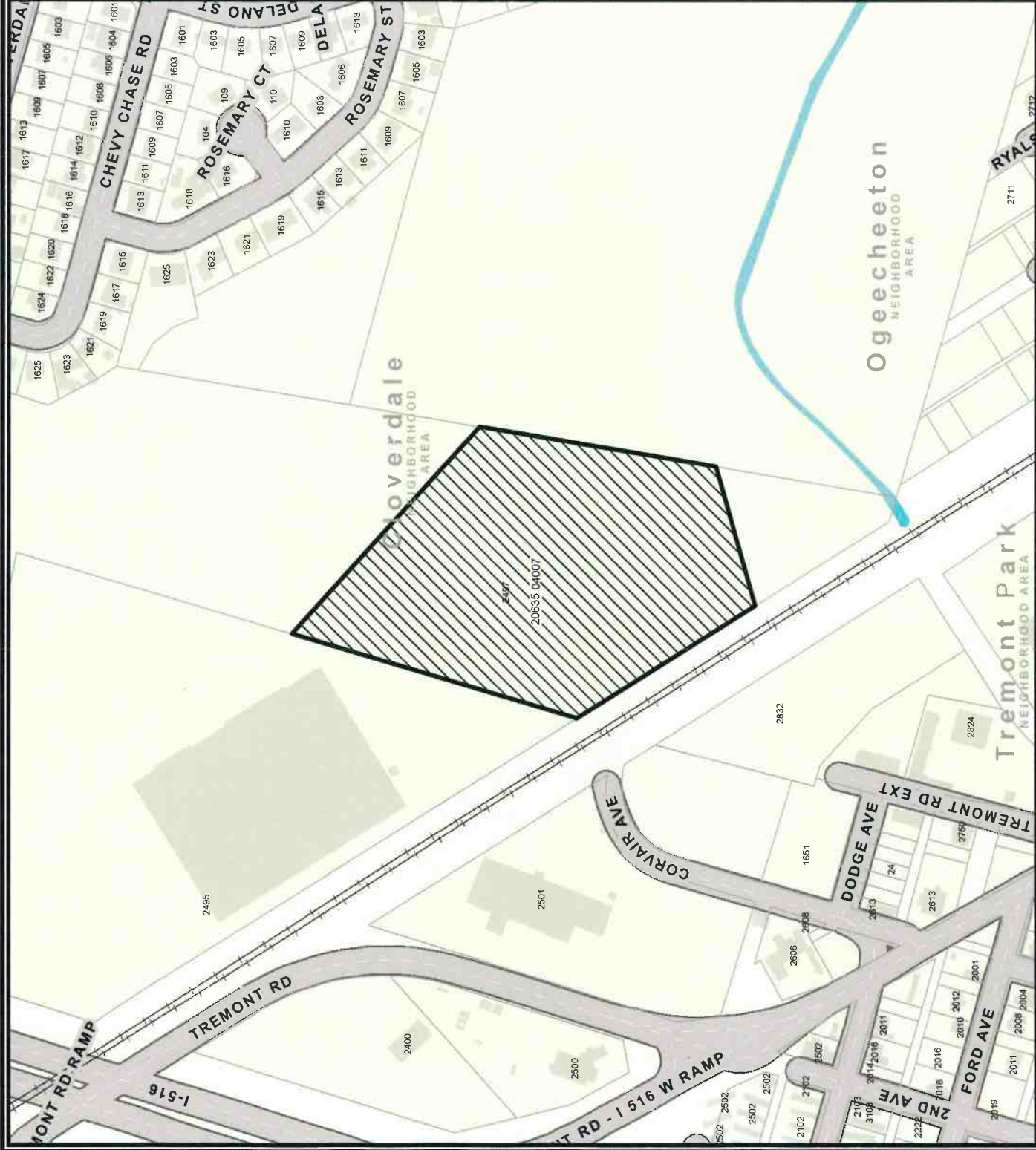
TAX MAP

20-005048-ZA
 Corvair Ave.
 Savannah, Ga
 Aldermanic District: 1 (Lanier)
 Commission District: 8 (Ellis)
 Neighborhood: Cloverdale/Tremont
 PIN(s): See Map

Date: 10/19/2020



CHATHAM COUNTY - SAVANNAH
METROPOLITAN PLANNING COMMISSION
 110 E. STATE ST. SAVANNAH, GA 31412-5246 PHONE 912-651-1440



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1 inch = 300 feet

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ZONING MAP

20-005048-ZA

Corvair Ave.

Savannah, Ga

Aldermanic District: 1 (Lanier)

Commission District: 8 (Ellis)

Neighborhood: Cloverdale/Tremont

PIN(s): See Map

Current property zoning(s) is primarily

RSF-5

Proposed property zoning:

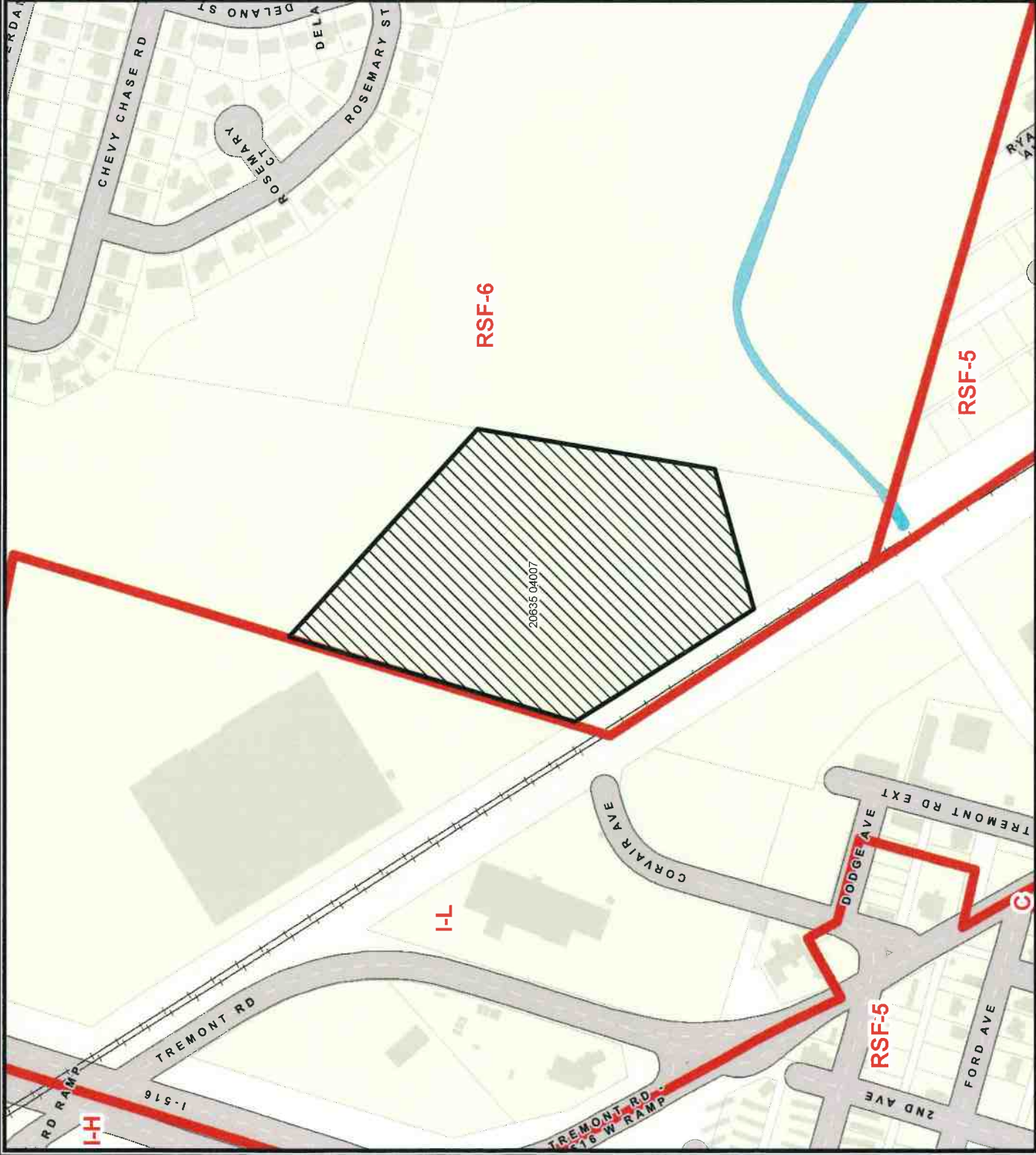
I-L

City of Savannah NewZoo Zoning When Applicable

Date: 10/19/2020



CHATHAM COUNTY - SAVANNAH
METROPOLITAN PLANNING COMMISSION
119 E. STATE ST. SAVANNAH, GA 31401-3245 PHONE 912-651-1440



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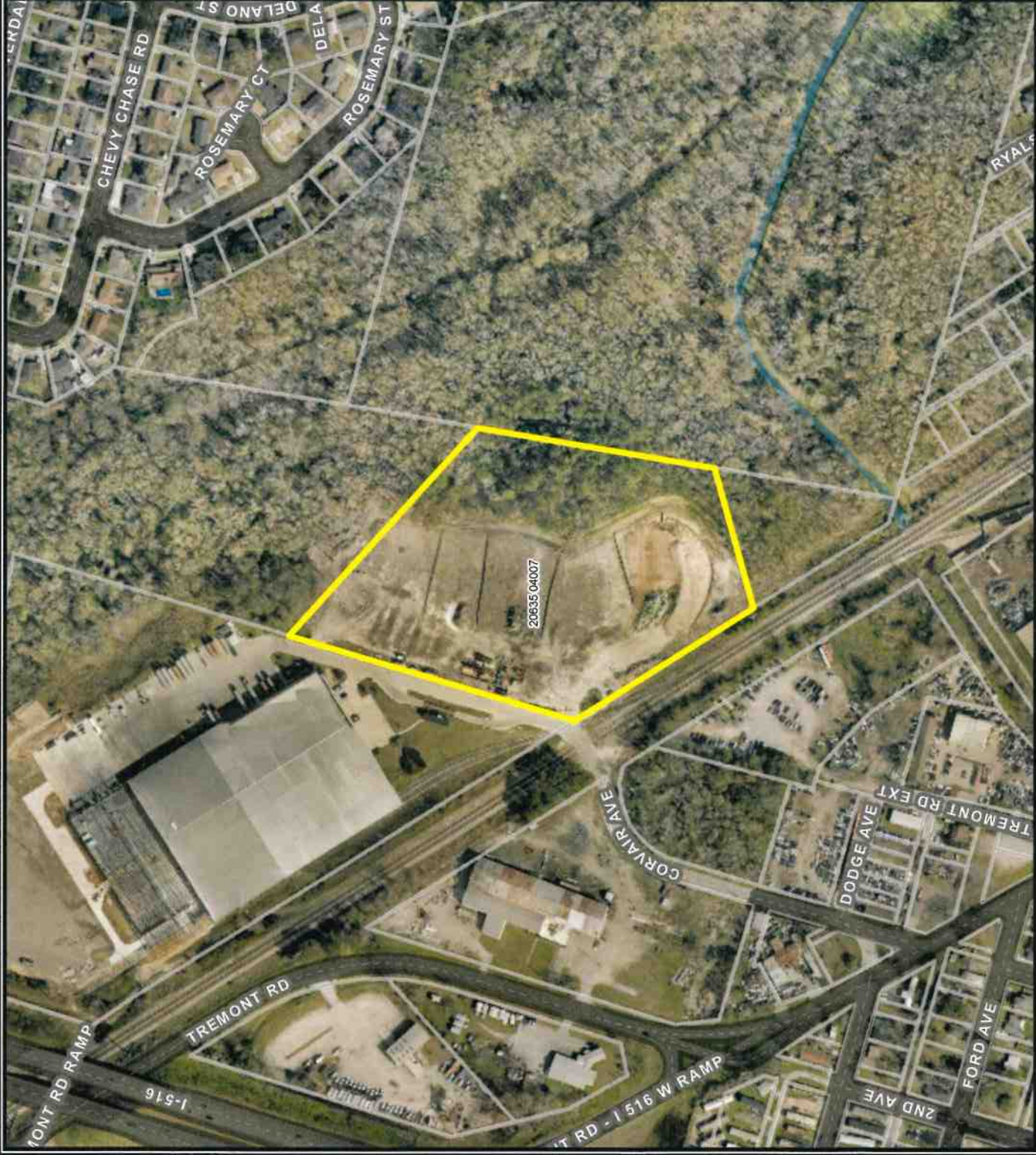
AERIAL MAP

20-005048-ZA
Corvair Ave.
Savannah, Ga
Aldermanic District: 1 (Lanier)
Commission District: 8 (Ellis)
Neighborhood: Cloverdale/Tremont
PIN(s): See Map

Date 10/19/2020



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



1 inch = 300 feet

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FUTURE LAND USE

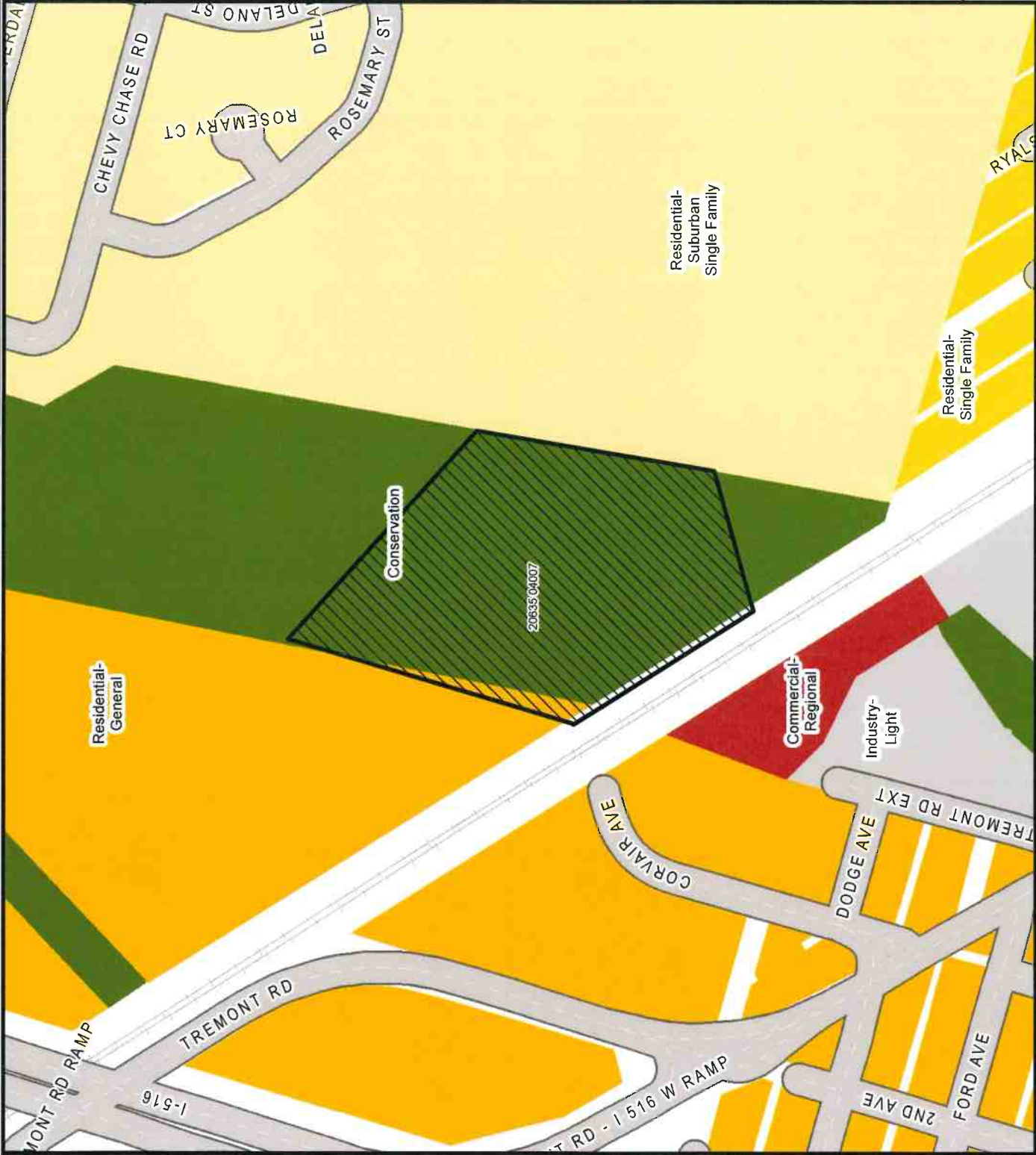
20-005048-ZA
Corvair Ave.
Savannah, Ga
Aldermanic District: 1 (Lanier)
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Neighborhood: Cloverdale/Tremont
PIN(s): See Map

- Commercial- Regional
- Residential- Suburban Single Family
- Residential- Single Family
- Residential- General
- Industry- Light
- Conservation

Date: 10/19/2020



CHATHAM COUNTY - SAVANNAH
METROPOLITAN PLANNING COMMISSION
110 E. STATE ST. SAVANNAH, GA 31412-8240 PHONE 912.651.1440

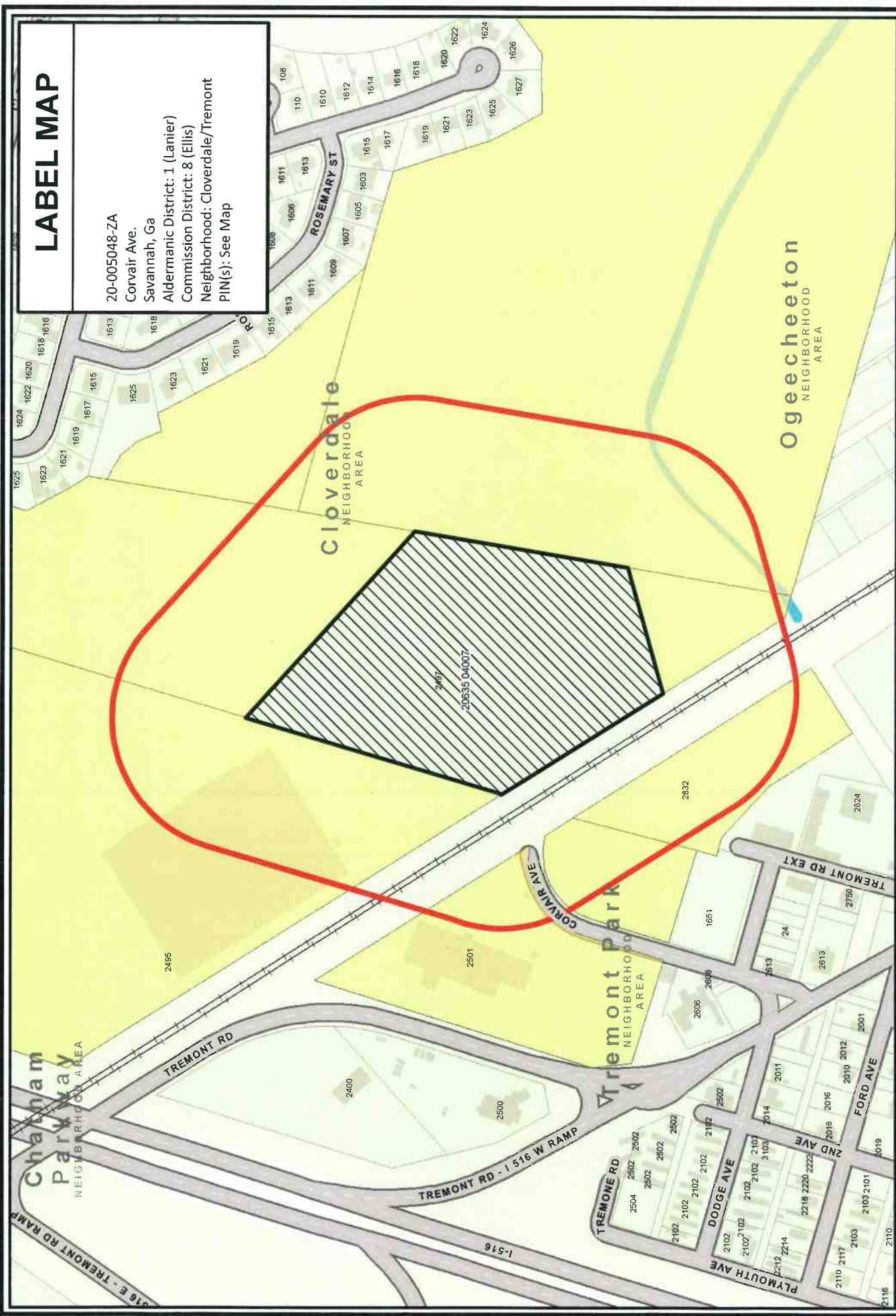


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1 inch = 300 feet

LABEL MAP

20-005048-ZA
 Corvair Ave.
 Savannah, Ga
 Aldermanic District: 1 (Lanier)
 Commission District: 8 (Ellis)
 Neighborhood: Cloverdale/Tremont
 PIN(s): See Map



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



1 inch = 300 feet



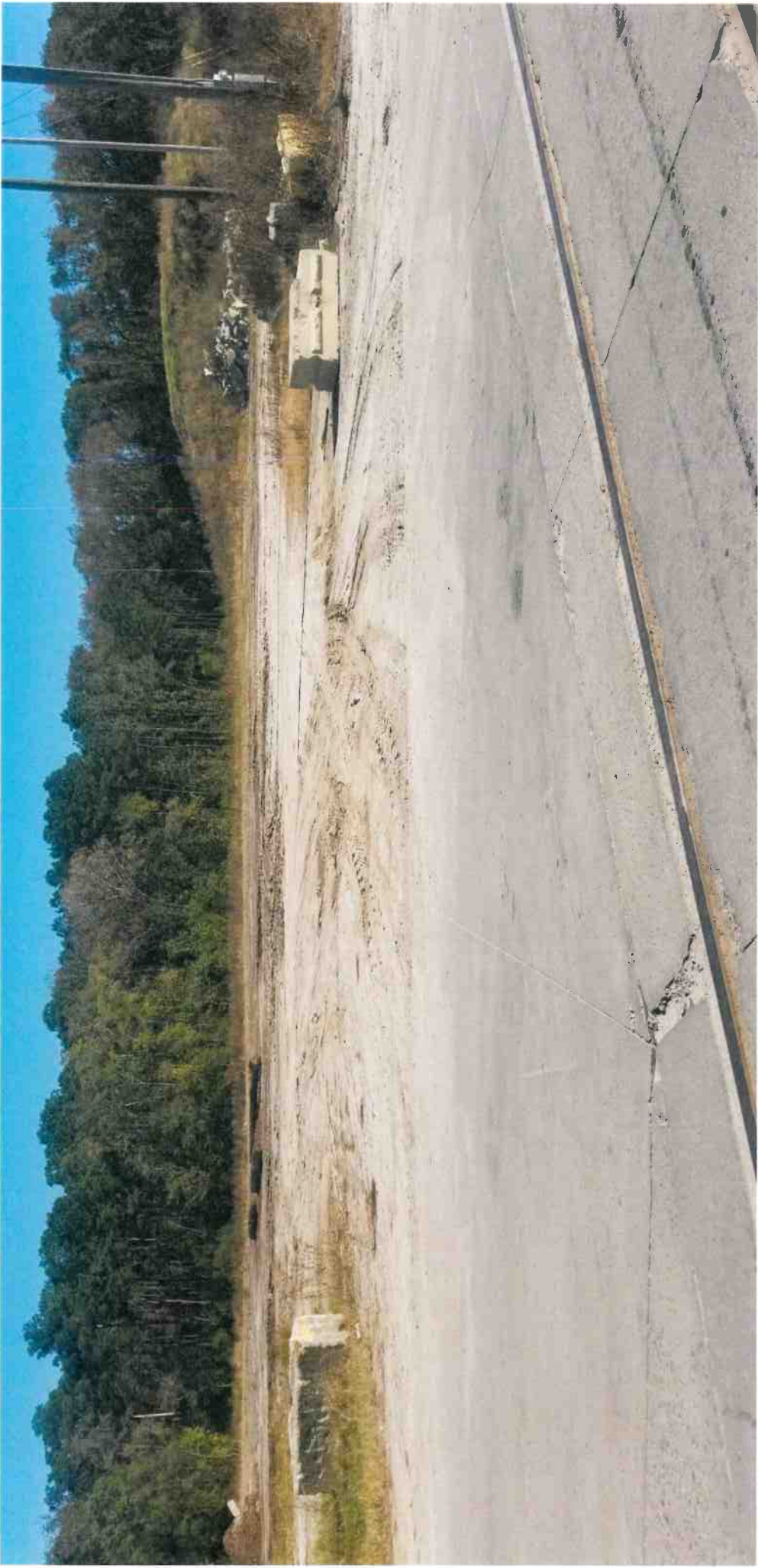
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Google Maps 1900 Corvair Ave



Image capture: May 2019 © 2020 Google

Savannah, Georgia



Street View



