



METROPOLITAN PLANNING COMMISSION

"Planning the Future - Respecting the Past"

M E M O R A N D U M

DATE: APRIL 27, 2021
TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH
FROM: METROPOLITAN PLANNING COMMISSION
SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:
Petition File No. 21-000864-ZA
Aldermanic District – 1 Lanier

Property Owner: Savannah Economic Development Authority (SEDA)
Address: 351 Technology Circle
Petitioner: Jon Pannell
PIN: 20980-03005

NOTE: 351 Technology Circle access map was submitted and approved by the Metropolitan Planning Commission Executive Director on May 12, 2021.

MPC ACTION:

Deny the petitioner's original request and **Approve** an alternative to rezone only the portion of the parcel required to establish an 80-foot-wide access point between the subject parcel at the adjacent parcel at Godley Road from the OI-E (Office Institutional – Extended) classification to the I-L (Light - Industrial) classification with the following condition:
The final dimensions of the portion recommended to be rezoned will be approved by the Executive Director prior to the City Council hearing.

MPC STAFF RECOMMENDATION:

Deny the petitioner's original request and **Approve** an alternative to rezone only the portion of the parcel required to establish an 80-foot-wide access point between the subject parcel at the adjacent parcel at Godley Road from the OI-E (Office Institutional – Extended) classification to the I-L (Light - Industrial) classification with the following condition:
The final dimensions of the portion recommended to be rezoned will be approved by the Executive Director prior to the City Council hearing.

MEMBERS PRESENT: 12 + Vice-Chairman

Joseph Welch, Vice-Chairman	Dwayne Stephens
Karen Jarrett, Secretary	Malik Watkins
Eula Parker	Tom Woiwode
Laureen Boles	Lee Smith
Michael Brown	
Travis Coles	
Elizabeth Epstein	
Joseph Ervin	
Wayne Noha	

PLANNING COMMISSION VOTE: Approve Staff Recommendation (8-3)

APPROVAL Votes: 8	DENIAL Votes: 3	ABSENT/DIDN'T VOTE
Parker Brown Coles Epstein Noha Stephens Woiwode Smith	Watkins Jarrett Boles	Welch Joyner Ervin

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





Petition File No. 21-000864-ZA
Aldermanic District – 1 Lanier

Property Owner: Savannah Economic Development Authority (SEDA)
Address: 351 Technology Circle
Petitioner: Jon Pannell
PIN: 20980-03005

MPC Project Planner: Marcus Lotson

Issue:

A request to rezone a 6.2-acre portion of a 36-acre parcel on the north side of Jimmy Deloach Parkway from the OI-E (Office Institutional - Extended) zoning classification to the I-L (Light-Industrial) zoning classification.

Background:

The subject property is north of Jimmy Deloach Parkway on the southeast quadrant of Technology Circle within the Crossroads Business Center. The Center is governed by a private Declaration of Covenants originally filed in 1995 which includes properties on both sides of Jimmy Deloach Parkway and properties within both the City of Savannah and the City of Port Wentworth. The property is an undeveloped site that includes significant wetlands. The property owner (SEDA) is requesting the zoning change to assist in facilitating access to the adjacent property to the east at 0 Godley Road. The property at Godley Road is seeking rezoning, and the access to the Godley Road property is through an access easement from the SEDA property. This access issue requires that the properties share a zoning classification.

Facts and Findings:

1. **Public Notice:** As required by the City of Savannah Zoning Ordinance, all property owners within 300 feet of the subject property were sent notices of the proposed rezoning on April 9, 2021. Public notice was also posted at the site. The applicant has held several meetings with adjacent property owners.
2. **Existing Development Pattern:** The land uses and zoning districts surrounding the subject site include:

<u>Location</u>	<u>Land Use</u>	<u>Designation</u>
North	Vacant	OI-E
East	Vacant	OI-E
South	Warehouse	BC / I-H
West	Interstate 95	

3. **Existing OI-E Zoning District:**

a. **District Description**

The Office and Institutional-Expanded (“OI-E”) district is established to allow office uses as well as limited residential, group living, health care, educational, cultural, lodging and service uses. The OI-E district is intended to serve a transition district between the more intensive Nonresidential districts and less intensive districts.

b. **Allowed Uses:** The following uses are permitted: *Attached Chart (Attachment 1)*

c. **Development Standards:** *Attached Chart (Attachment 2)*

4. **Proposed I-L Zoning District:**

a. **District Description**

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:** *Attached Chart (Attachment 3)*

c. **Development Standards:** *Attached Chart (Attachment 2)*

5. **Transportation Network:** The subject property has vehicular access Technology Circle and Engineering Drive. Transit is available via Chatham Area Transit along Jimmy Deloach Parkway and Crossroads Parkway.

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

Comprehensive Plan Land Use Element: The Comprehensive Plan Future Land Use Map identifies the parcels as Industry - Light. This designation is consistent with the proposed rezoning and the development pattern in the vicinity. The current zoning classification OI-E was based on the development pattern of the Business Center and is an appropriate classification for the balance of the property.

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 entire range of uses permitted under the current zoning is attached. Because of the nature of the rezoning request, proposed use does not include development of the property. The applicant's rezoning request is related to providing access to an adjacent property.

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

Staff Comment: The proposed zoning district addresses the issues previously described related to access and not a specific need in the City.

b. Compatibility

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

Staff Comment: The proposed zoning, if limited to creating access, will not likely have an adverse effect on adjacent or nearby properties.

- 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 zoning pattern in the vicinity is primarily industrial. Properties to the south are developed with warehousing, so are properties farther east in the City of Port Wentworth. Properties within the Business Center have less intense land use. The character of the area is a mix of large-scale warehousing and commercial uses.

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 primary changing condition in the vicinity is the eventual buildout of the properties abutting Technology Circle. How these properties develop will play a part in establishing the development pattern and land use intensity of the 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 Comprehensive Plan Future Land Use Map identify the parcel as Industry - Light. The zoning designation requested is appropriate for this 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: There is reasonable expectation of use as it is currently zoned. However, the applicant and the adjacent property owner are trying to facilitate reasonable access.

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: Many of the facilities identified in the above criteria are available, however, they are not likely to be a factor in this scenario.

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.

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

POLICY ANALYSIS:

The proposed rezoning is unusual as it is being requested to provide access to another property for a proposed development. The adjacent property owner is concurrently seeking a rezoning of a parcel to the east and needs the subject property owner to facilitate connectivity because a more intense zoning classification is being requested. The existing easement on the subject property is proposed to be relocated further south, away from Engineering Drive. The exact location of the relocated easement is currently being finalized by the applicant. Because the final location is yet to be determined, the applicant has identified a larger parcel that would be the boundaries of a floating zone in which the easement can be placed. Within the boundaries of the floating zone the easement can be placed based the final approval of the location as described in the conditions below.

Staff finds that although the provision of access to the adjacent property is important, managing potential impacts to properties within Crossroads Business Center is a critical part of the proposed rezoning. In addition, existing buffering (mature vegetation) should be maintained to the greatest extent possible when establishing the access point in order to protect other properties from the effects of more intense use. Because of this staff has identified needed conditions related to access, buffers and the zoning adoption process.

RECOMMENDATION:

The Planning Commission recommends **denial** the petitioner's original request and **approval** an alternative to rezone only the portion of the parcel required to establish an 80-foot-wide access point between the subject parcel at the adjacent parcel at Godley Road from the OI-E (Office Institutional – Extended) classification to the I-L (Light - Industrial) classification with the following condition: The final dimensions of the portion recommended to be rezoned will be approved by the Executive Director prior to the City Council hearing.

Conditions:

1. Any site development plan submitted for the subject property shall be reviewed and approved by the Planning Commission prior to the issuance of a Site Development Permit.
2. Vehicular access to the Godley Road property (PINs 20980 03002 and -03004) shall be right turn in from Technology Circle and left turn out onto Technology Circle only. Access to Engineering Drive shall be prohibited.
3. The existing vegetative buffer along the eastern boundary of the subject property shall be disturbed only to the extent necessary to establish the proposed access, as determined by the Planning Commission.
4. The final dimensions and location of the proposed access shall be approved by the Executive Director of the Metropolitan Planning Commission prior to adoption of a rezoning by the Mayor and Aldermen.

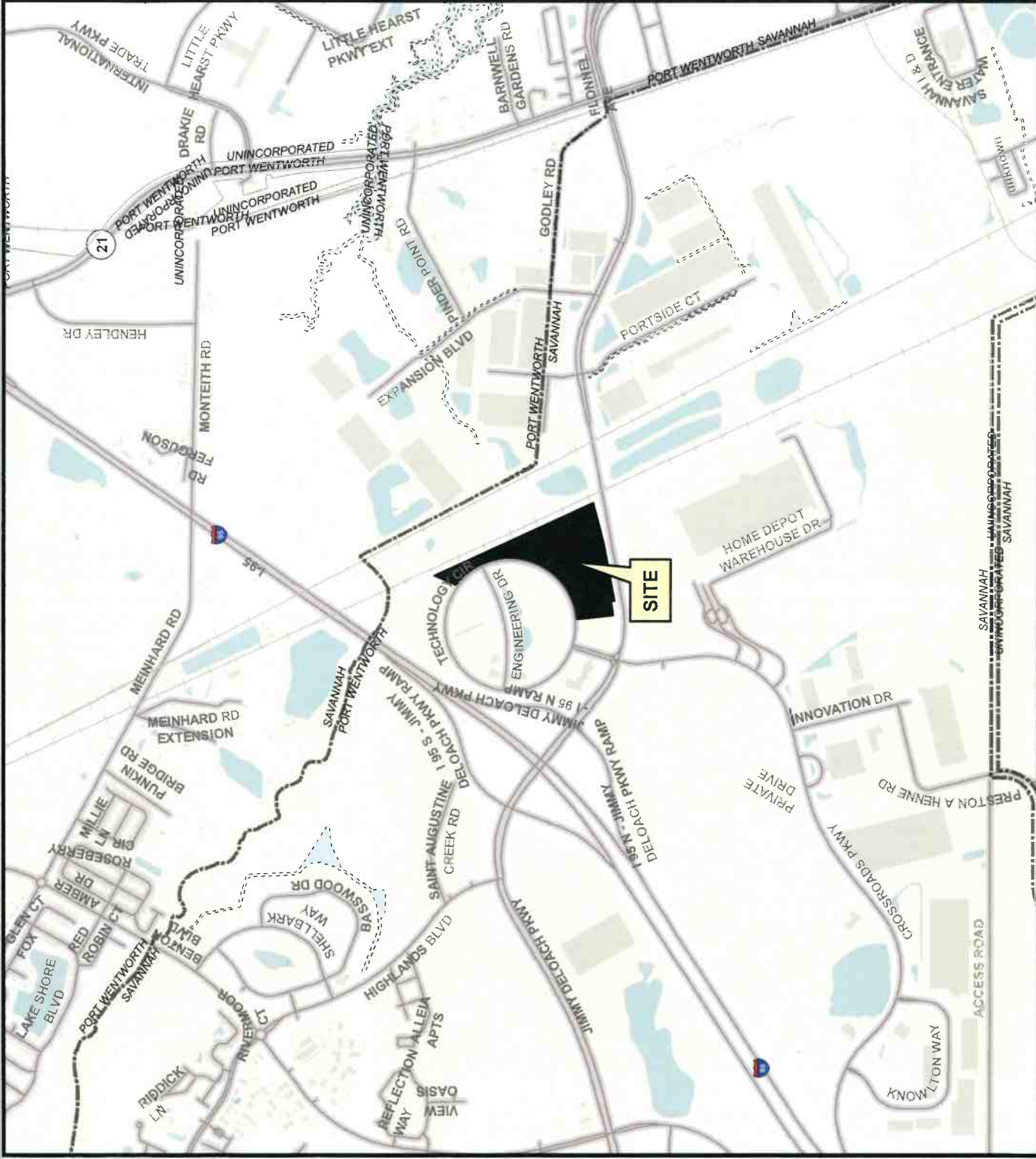
VICINITY MAP

21-000864-ZA
 351 Technology Circle
 Savannah, Ga
 Aldermanic District: 1 (Lanier)
 Commission District: 8 (Adams)
 Neighborhood: See Map
 PIN(s): See Map

Date: 2/16/2021



CHATHAM COUNTY · SAVANNAH
 METROPOLITAN PLANNING COMMISSION
 110 E. STATE ST. SAVANNAH, GA 31412-0246 PHONE 912-951-1440



1 inch = 2,000 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.

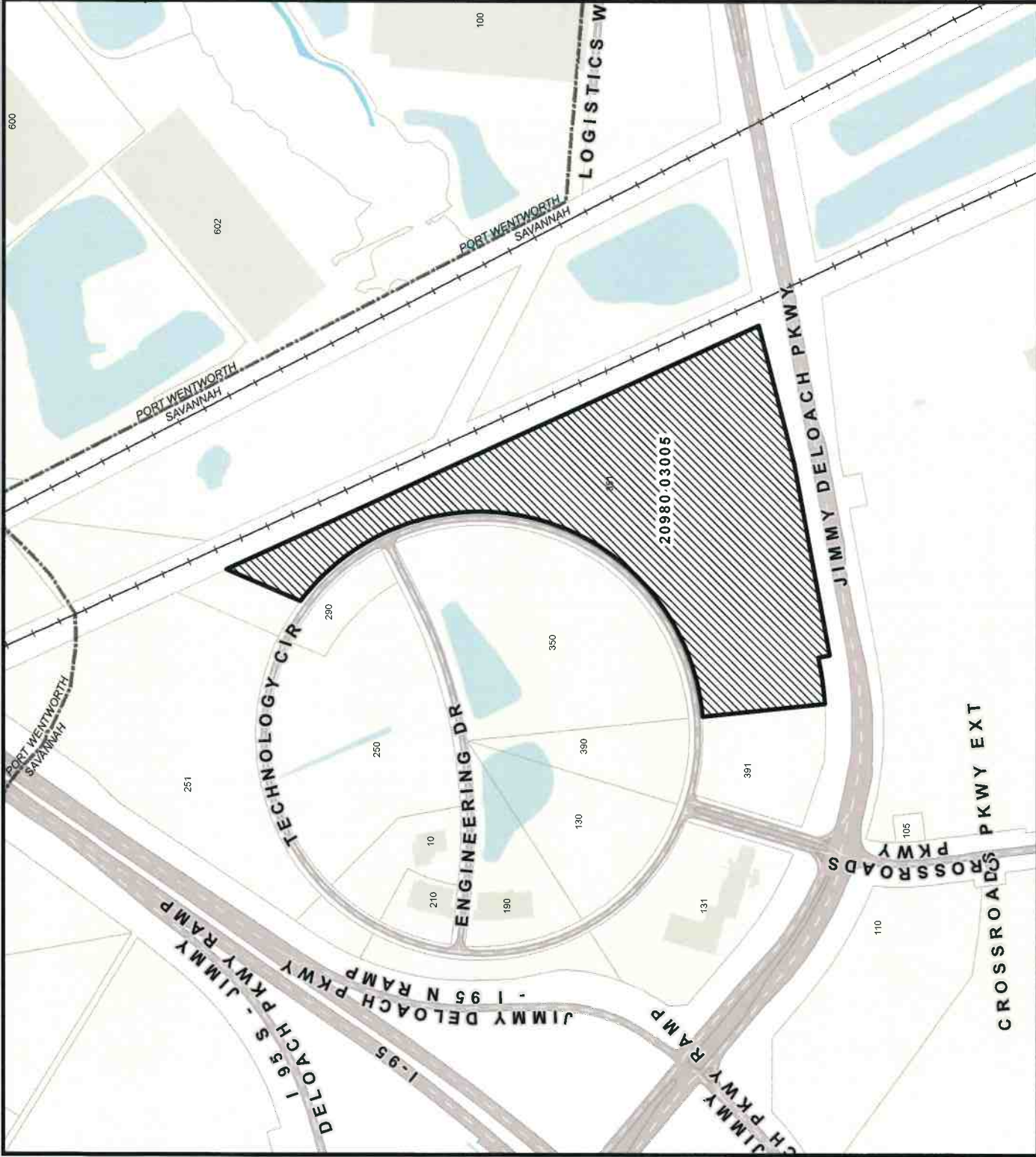
TAX MAP

21-000864-ZA
 351 Technology Circle
 Savannah, Ga
 Aldermanic District: 1 (Lanier)
 Commission District: 8 (Adams)
 Neighborhood: See Map
 PIN(s): See Map

Date: 2/16/2021



CHATHAM COUNTY - SAVANNAH
 METROPOLITAN PLANNING COMMISSION
 110 E. STATE ST. SAVANNAH, GA 31472-8246 PHONE 912.651.1440



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1 inch = 600 feet

D

AERIAL MAP

21-000864-ZA
351 Technology Circle
Savannah, Ga
Aldermanic District: 1 (Lanier)
Commission District: 8 (Adams)
Neighborhood: See Map
PIN(s): See Map

Date: 2/18/2021



CHATHAM COUNTY · SAVANNAH
METROPOLITAN PLANNING COMMISSION
119 E. STATE ST. SAVANNAH, GA 31402-8246 PHONE 912-051-1440



1 inch = 600 feet

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D

ZONING MAP

21-000864-ZA
 351 Technology Circle
 Savannah, Ga
 Aldermanic District: 1 (Lanier)
 Commission District: 8 (Adams)
 Neighborhood: See Map
 PIN(s): See Map

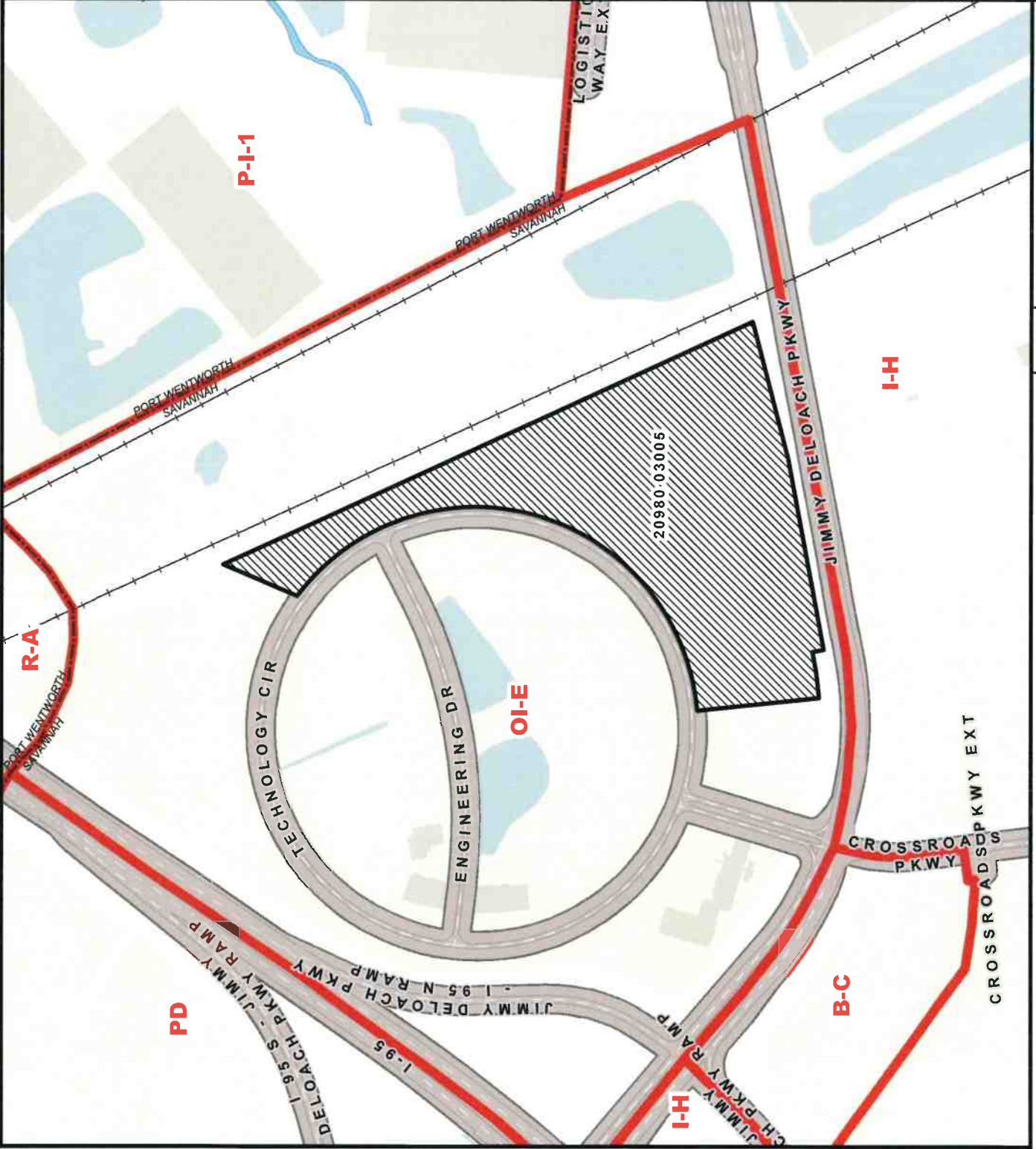
Current property zoning(s) is primarily
 OI-E
 Proposed property zoning:
 I-H

City of Savannah NewZo Zoning When Applicable

Date: 2/18/2021



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 METROPOLITAN PLANNING COMMISSION
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1 inch = 600 feet



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FUTURE LAND USE

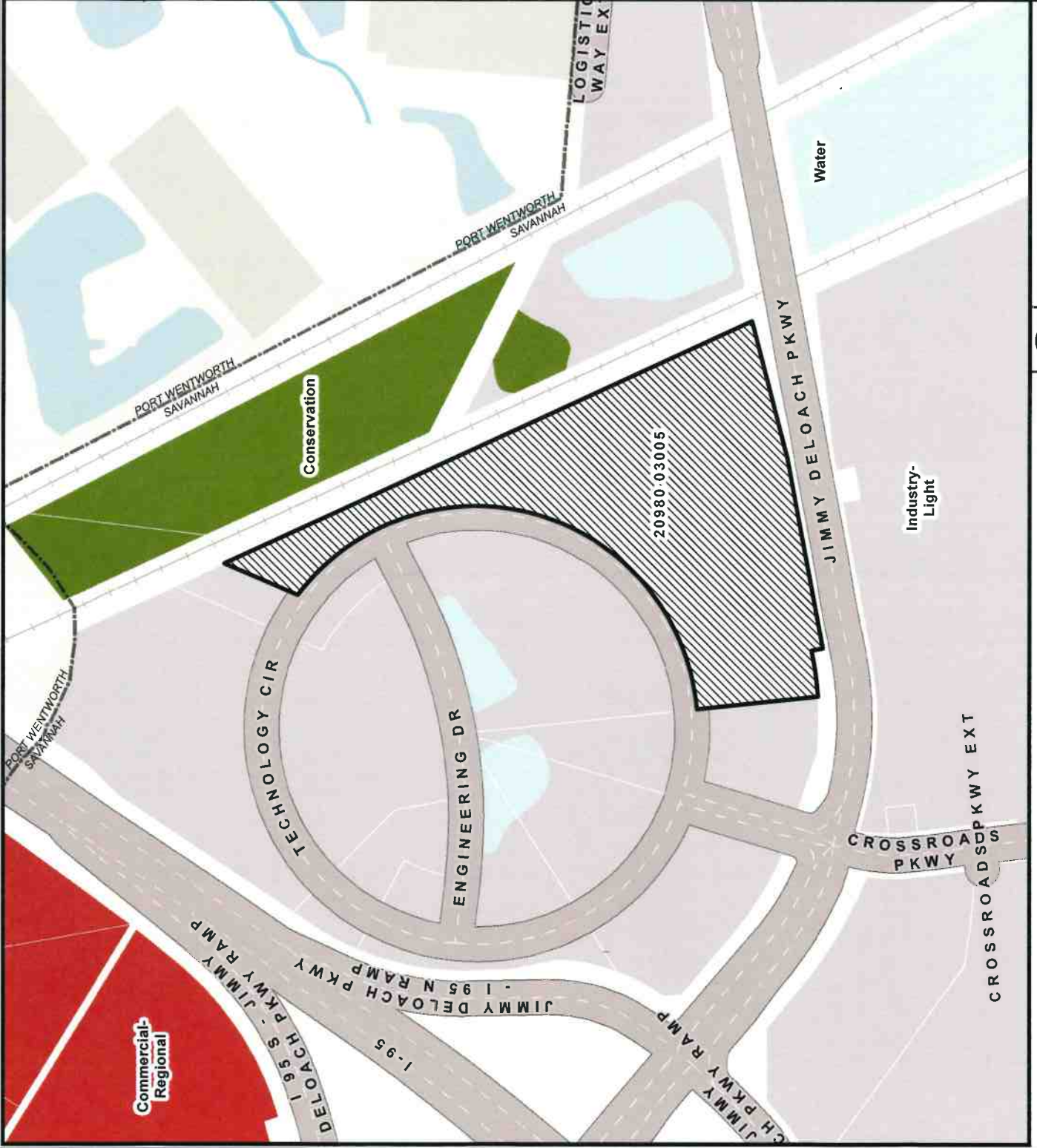
21-000864-ZA
 351 Technology Circle
 Savannah, Ga
 Aldermanic District: 1 (Lanier)
 Commission District: 8 (Adams)
 Neighborhood: See Map
 PIN(s): See Map

- Commercial - Regional
- Industry - Light
- Conservation
- Open Water

Date: 2/16/2021



CHATHAM COUNTY · SAVANNAH
 METROPOLITAN PLANNING COMMISSION
 110 E. STATE ST. SAVANNAH, GA 31472-8240 PHONE 912-651-1440



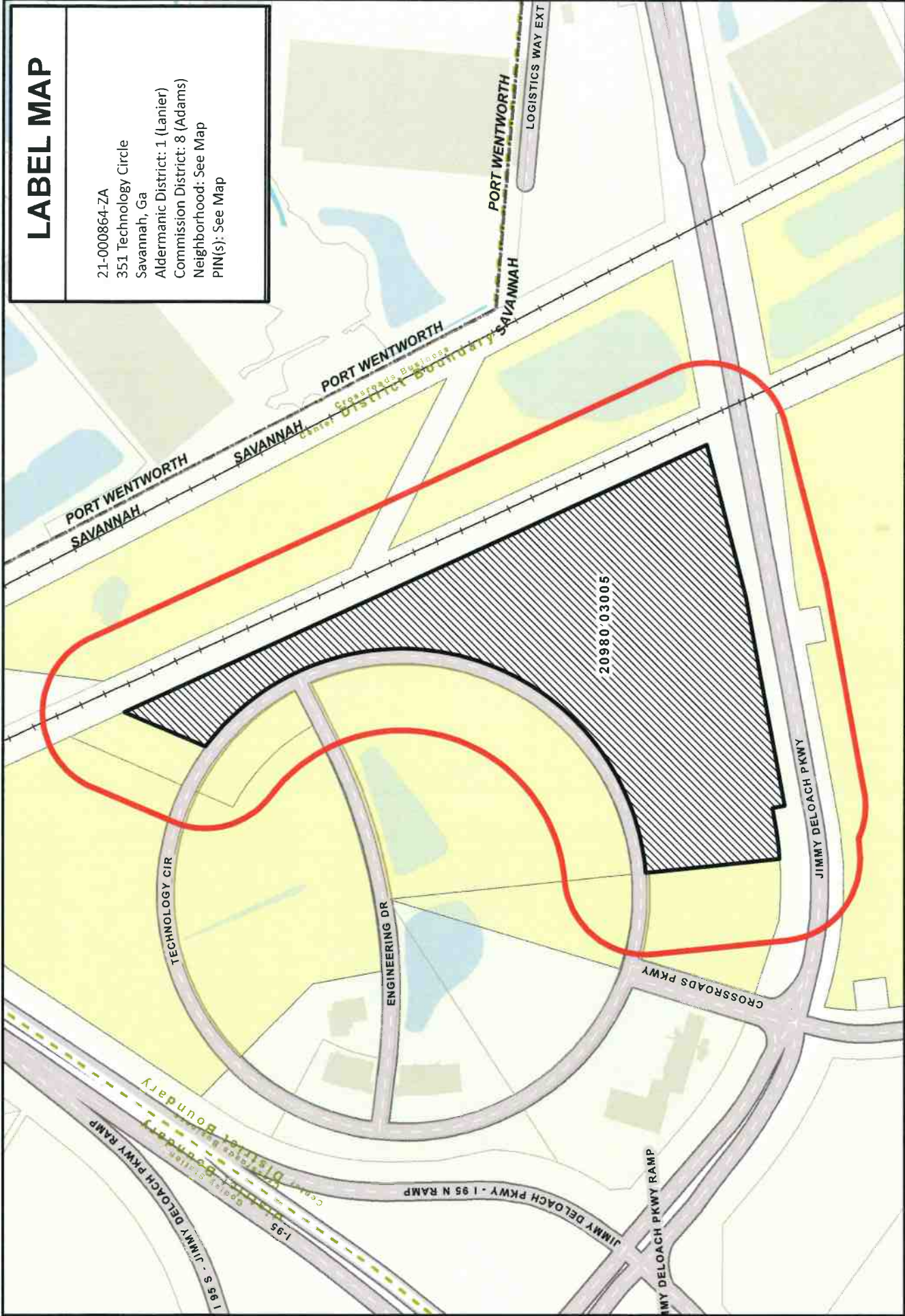
1 inch = 600 feet



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LABEL MAP

21-000864-ZA
351 Technology Circle
Savannah, Ga
Aldermanic District: 1 (Lanier)
Commission District: 8 (Adams)
Neighborhood: See Map
PIN(s): See Map



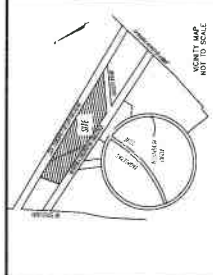
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1 inch = 500 feet



CHATHAM COUNTY - SAVANNAH
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SITE DATA

TOTAL SITE AREA	72.91 AC
TOTAL IMPROVED AREA	116,576 sq. ft.
ZONING	M
PLANNED ZONING	INDUSTRIAL PARK ZONING
OWNER	NORTHPOINT INDUSTRIAL, LLC
OWNER ADDRESS	4000 NORTHPOINT INDUSTRIAL BLVD, SAVANNAH, GA 31406
PROPERTY ADDRESS	SAVANNAH, GA 31406
PROPERTY TAX ID#	WAGT
PROPOSED LAND USE	WAREHOUSE
OWNER NAME	NORTHPOINT INDUSTRIAL, LLC
CURRENT ADDRESS	4000 NORTHPOINT INDUSTRIAL BLVD, SAVANNAH, GA 31406
CONTACT TELEPHONE	912.291.4400

SITE INFORMATION

PRIORITY AREA	1/2 AC (SI)
DEVELOPMENT	210,000 sq. ft. (SI)
PERMITTED	2,500,000 sq. ft. (SI)
RECORDS	2,500 sq. ft. (SI)
CONTRACT	100,000 sq. ft. (SI)

NOTES:

- THIS SITE PLAN IS CONCEPTUAL AND NOT TO BE USED FOR CONSTRUCTION. ALL DIMENSIONS ARE TO BE CONFIRMED BY SURVEY.
- THE PROPOSED WAREHOUSE IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE SAVANNAH ECONOMIC DEVELOPMENT AUTHORITY REGULATIONS.
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PERMITTED DEVELOPMENT:

PERMITTED DEVELOPMENT: 210,000 SQ. FT. WAREHOUSE

DEVELOPMENT REQUIREMENTS:

PERMITTED DEVELOPMENT: 210,000 SQ. FT. WAREHOUSE

REVISIONS:

NO.	DESCRIPTION
1	ISSUED FOR PERMITTING
2	ISSUED FOR PERMITTING
3	ISSUED FOR PERMITTING
4	ISSUED FOR PERMITTING
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10	ISSUED FOR PERMITTING

