



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. 21-000863-ZA
Aldermanic District – 1 Lanier

Property Owner: Southern Metals Property, LLC.
Address: 0 Godley Road
Petitioner: Jim Gerard
PIN: 20980-03002 & 20980-03004

MPC ACTION:

Approve the petitioner's request to change the zoning at 0 Godley Road (PINs: 20980 03002 & 20989 03004) from the OI-E (Office Institutional – Extended) classification to the I-L (Light - Industrial) classification with the conditions.

MPC STAFF RECOMMENDATION:

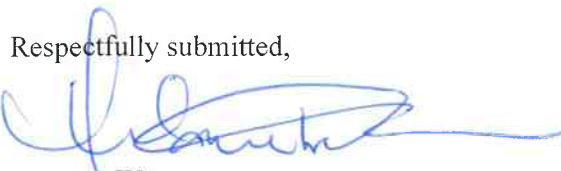
Approve the petitioner's request to change the zoning at 0 Godley Road (PINs: 20980 03002 & 20989 03004) from the OI-E (Office Institutional – Extended) classification to the I-L (Light - Industrial) classification with the conditions.

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 (11-0)

APPROVAL Votes: 11	DENIAL Votes: 0	ABSENT/DIDN'T VOTE
Jarrett Parker Boles Brown Coles Epstein Noha Stephens Watkins Woiwode Smith		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

me



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

Petition File No. 21-000863-ZA **Aldermanic District – 1 Lanier**

Property Owner: Southern Metals Property, LLC.
Address: 0 Godley Road
Petitioner: Jim Gerard
PIN: 20980-03002 & 20980-03004

MPC Project Planner: Marcus Lotson

Issue:

A request to rezone approximately 22 acres 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 properties are two vacant parcels north of Jimmy Deloach Parkway between Crossroads Parkway and Logistics Way. The Property is bounded on the eastern and western sides by rail lines and does not have access to either Jimmy Deloach Parkway to the south or Interstate-95 to the north. The eastern property line abuts the Port Wentworth municipal boundary. Access to the parcel is from an existing easement with the adjacent property to the west.

The current property owner, Southern Metals Properties LLC, has owned the properties since May 2019. Prior to the adoption of the current zoning ordinance in September 2019, the properties were zoned I-H (Heavy Industrial). As a vacant parcel and considering the development of the property around Technology Circle, the current zoning classification was recommended during the ordinance adoption process and adopted by the Mayor and Aldermen. Southern Metals Property, LLC is in the process of selling the property to a warehouse operator. To facilitate the sale, they are requesting the I-L zoning classification which allows warehouses. Warehouses are not permitted under the current zoning.

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	R-A*
East	Warehouses	P-I-1*
South	Warehouses	I-H
West	Business Park	OI-E

*City of Port Wentworth

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:** *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 legal vehicular access through an existing 120-foot utility and access easement that runs north from the intersection of Technology Circle and Engineering Drive over property owned by the Savannah Economic Development Authority (SEDA). 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. Existing infrastructure is available to accommodate the development of the property.
7. **Comprehensive Plan Land Use Element:** The Comprehensive Plan Future Land Use Map identify the parcels as Conservation. Conservation is defined as land that is publicly or privately held and designated for preservation in a natural state or for use as passive recreation (e, g fishing, hiking, camping). This category also includes all back barrier islands consisting of less than two acres of contiguous uplands.

The reason this designation was established in 2006 is unknown; however, it is currently under review in conjunction with the ongoing Comprehensive Plan update. This designation may be revised when considering the development pattern that has been established over the last few years, some of which is in another jurisdiction.

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. Several to highlight however include College / University, Transitional Shelter, Trade or Vocational School, Office, Multimedia Facility, Self-Storage Facility, Research Laboratory, Business Support Services, and others. These examples indicate that there are

a number of uses that could potentially develop on this site under the current zoning. However, the likeliest use of the property is for rail-accessed logistics. Although the range of uses permitted under the requested zoning is similar to the uses allowed to the east in Port Wentworth, the property to the west could be negatively impacted by industrial zoning if not properly buffered.

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

Staff Comment: Warehouse uses continue to grow in the region due to the increased importance of the logistics sector. The property is physically suited for the proposed use; however, the issue of access must be considered due to the unusual circumstances and potential impacts on adjacent properties. This is particularly important because the adjacent property, which is not industrial, provides access to the proposed industrial use.

b. Compatibility

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

Staff Comment: The zoning proposal and uses permitted in the district could adversely impact adjacent property based on potential noise increases, continuous heavy truck traffic and the likely around the clock hours of operation. This impact can be decreased based on the location of the access to the property.

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 unusual because the subject property borders a different municipality. Properties to the east are developed with warehousing but are in the City of Port Wentworth. Properties to the west have less intense land use but provide access to the more intense proposed zoning. 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 parcels as Conservation. This designation is currently under review in conjunction with the ongoing 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: There is reasonable expectation of use as it is currently zoned. However, the applicant and the potential buyer have particular interest related to the use of the subject property which is consistent with the development pattern in the area.

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, the exact nature of road ingress and egress as well as stormwater facilities is unknown. This will be determined during the plan review process.

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 subject properties exhibits very unusual features primarily related to access and the adjacent property to the west. The subject property has legal access via a platted easement along Engineering Drive and Technology Circle. Because it is bounded on both sides by rail lines, this is the only potential access to the site. The adjacent property owner is seeking a rezoning of a portion of a parcel to facilitate connectivity to the subject parcel because a more intense zoning classification is being requested. The existing easement is proposed to be relocated further south, away from Engineering Drive, to minimize truck traffic around potentially incompatible uses. The exact location of the future connection is unknown due to ongoing study of wetlands and discussions with the rail operator regarding the crossing of the active rail line.

The most likely and most appropriate use of the subject property is as the applicant has proposed, warehousing / logistics. However, staff finds that mitigating circumstances require that conditions be applied to the requested zoning change. Because the exact location of the crossing will not be determined until City Council acts on the requested rezoning, the Planning Commission should have the opportunity to review the site plan prior to development of the subject parcel. This would also allow the Planning Commission to ensure compliance with Ordinance regulations related to buffers, stormwater and other development issues that are not yet fully vetted by the applicant.

RECOMMENDATION:

The Planning Commission recommends **approval** the petitioner's request to change the zoning at 0 Godley Road (PINs: 20980 03002 & 20989 03004) from the OI-E (Office Institutional – Extended) classification to the I-L (Light - Industrial) classification with the following condition:

Condition:

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 final 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.

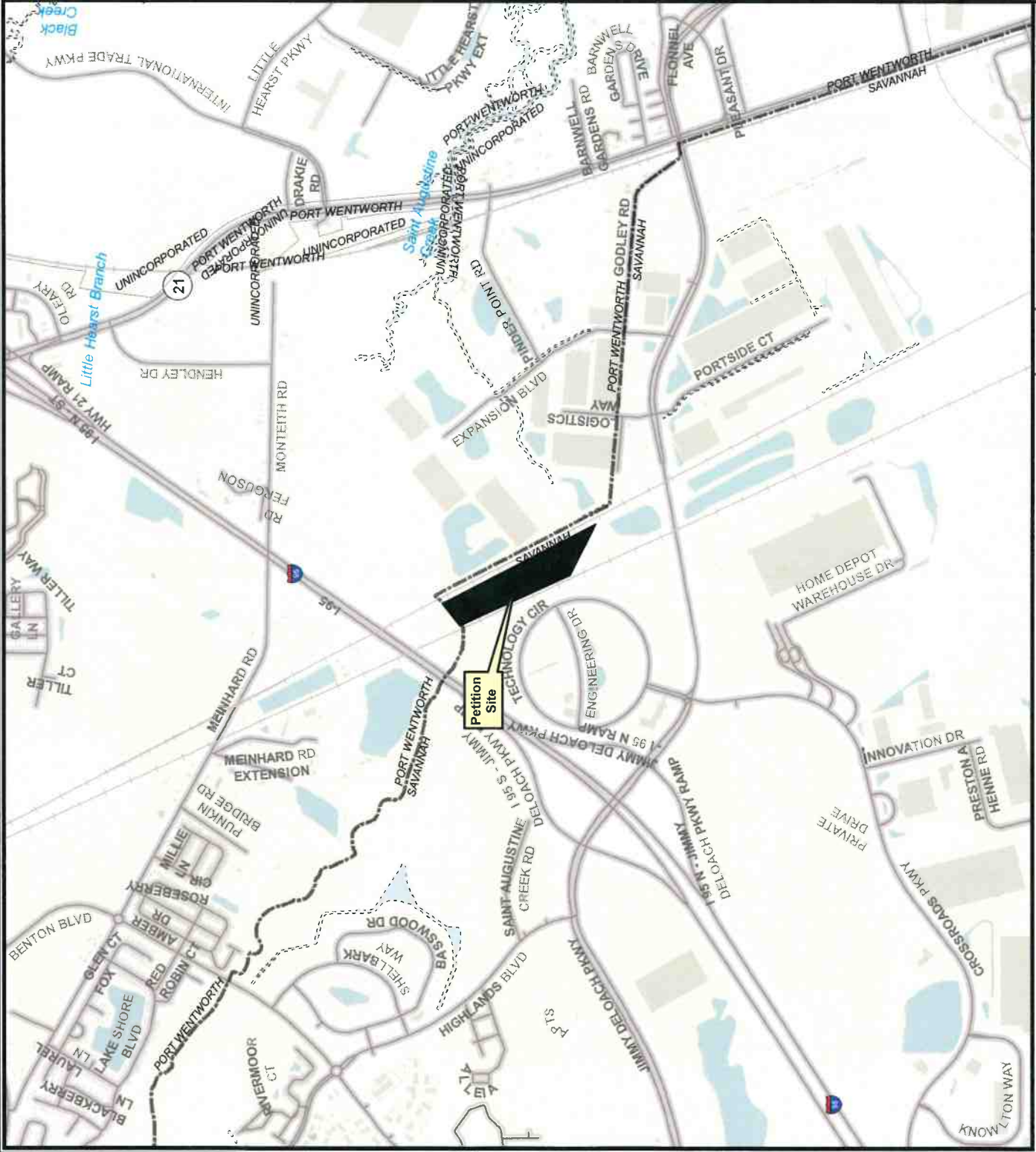
VICINITY MAP

21-000863-ZA
 Godley Rd.
 Savannah, Ga
 Aldermanic District: 1 (Lanier)
 Commission District: 8 (Adams)
 Neighborhood: See Map
 PIN(s): See Map

Date: 2/23/2021



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

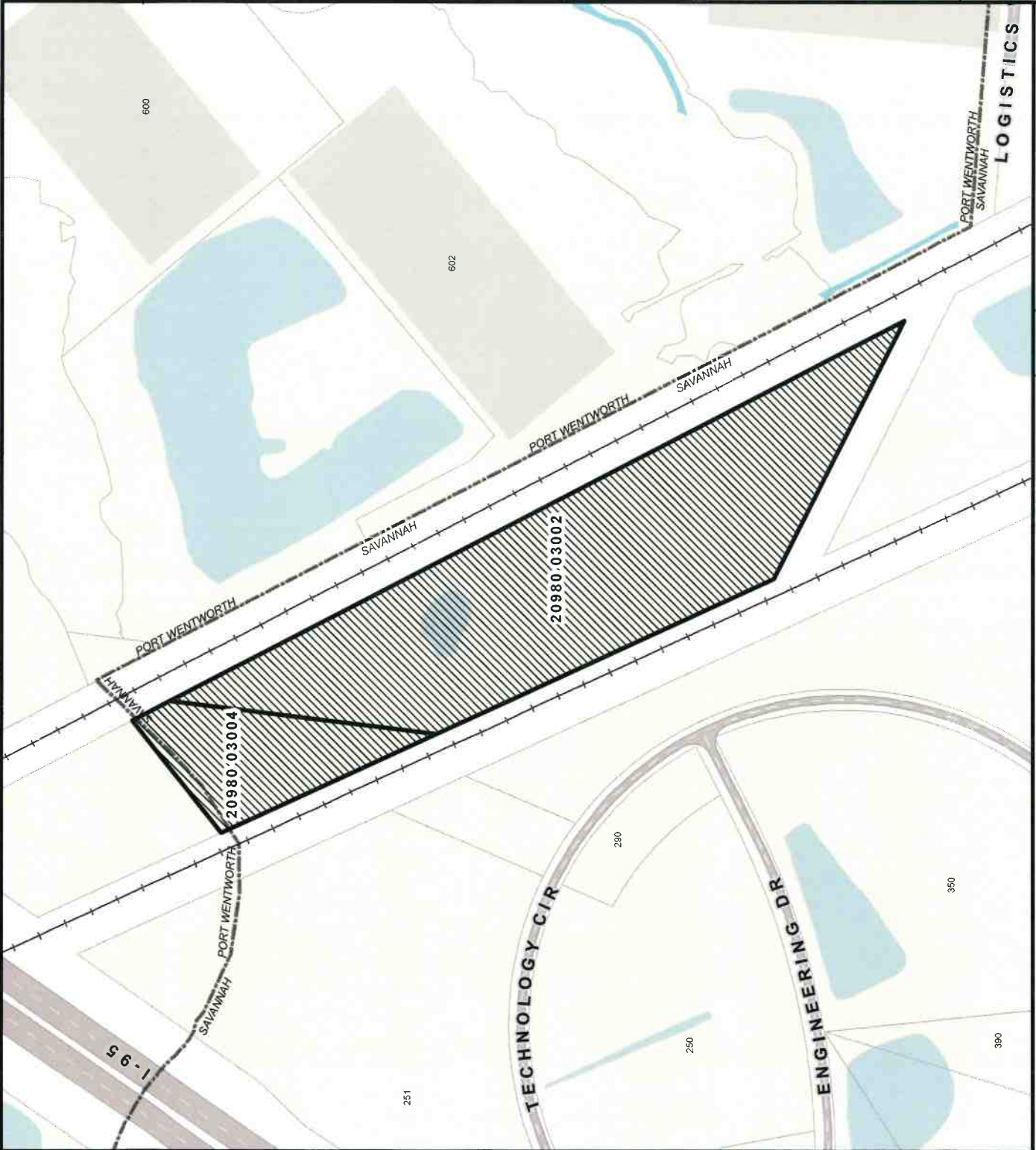
TAX MAP

21-000863-ZA
Godley Rd.
Savannah, Ga
Aldermanic District: 1 (Lanier)
Commission District: 8 (Adams)
Neighborhood: See Map
PIN(s): See Map

Date: 2/23/2021



CHATHAM COUNTY · SAVANNAH
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1 inch = 400 feet

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ZONING MAP

21-000863-ZA
 Godley Rd.
 Savannah, Ga
 Aldermanic District: 1 (Lanier)
 Commission District: 8 (Adams)
 Neighborhood: See Map
 PIN(s): See Map

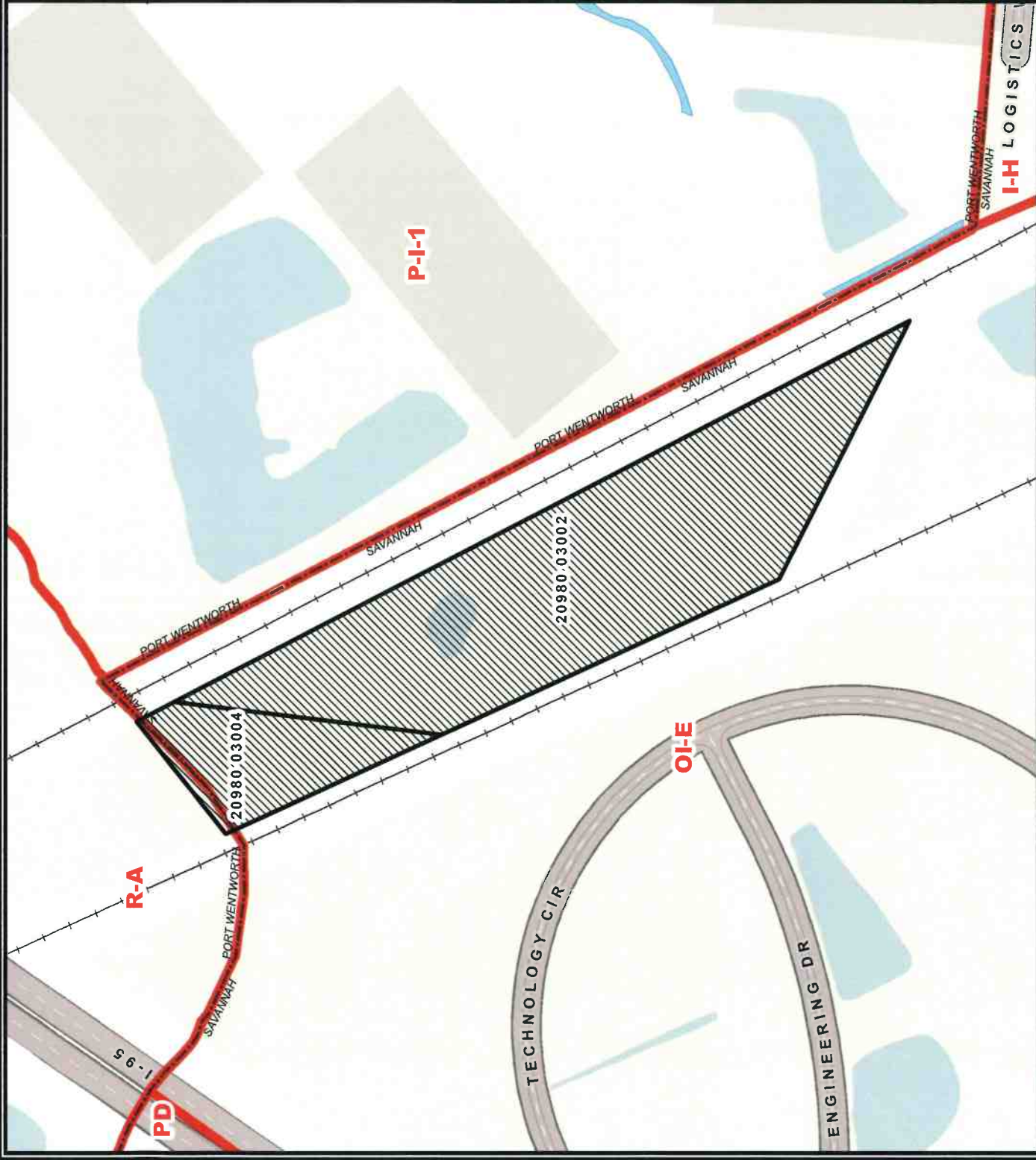
Current property zoning(s) is primarily
 OI-E
 Proposed property zoning:
 I-H

City of Savannah NewZoo Zoning When Applicable

Date: 2/23/2021



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



1 inch = 400 feet

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AERIAL MAP

21-000863-ZA
Godley Rd.
Savannah, Ga
Aldermanic District: 1 (Lanier)
Commission District: 8 (Adams)
Neighborhood: See Map
PIN(s): See Map

Date: 2/23/2021



CHATHAM COUNTY · SAVANNAH
METROPOLITAN PLANNING COMMISSION
119 E. STATE ST. SAVANNAH, GA 31472-8246 PHONE 912-051-1440



1 inch = 400 feet

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FUTURE LAND USE

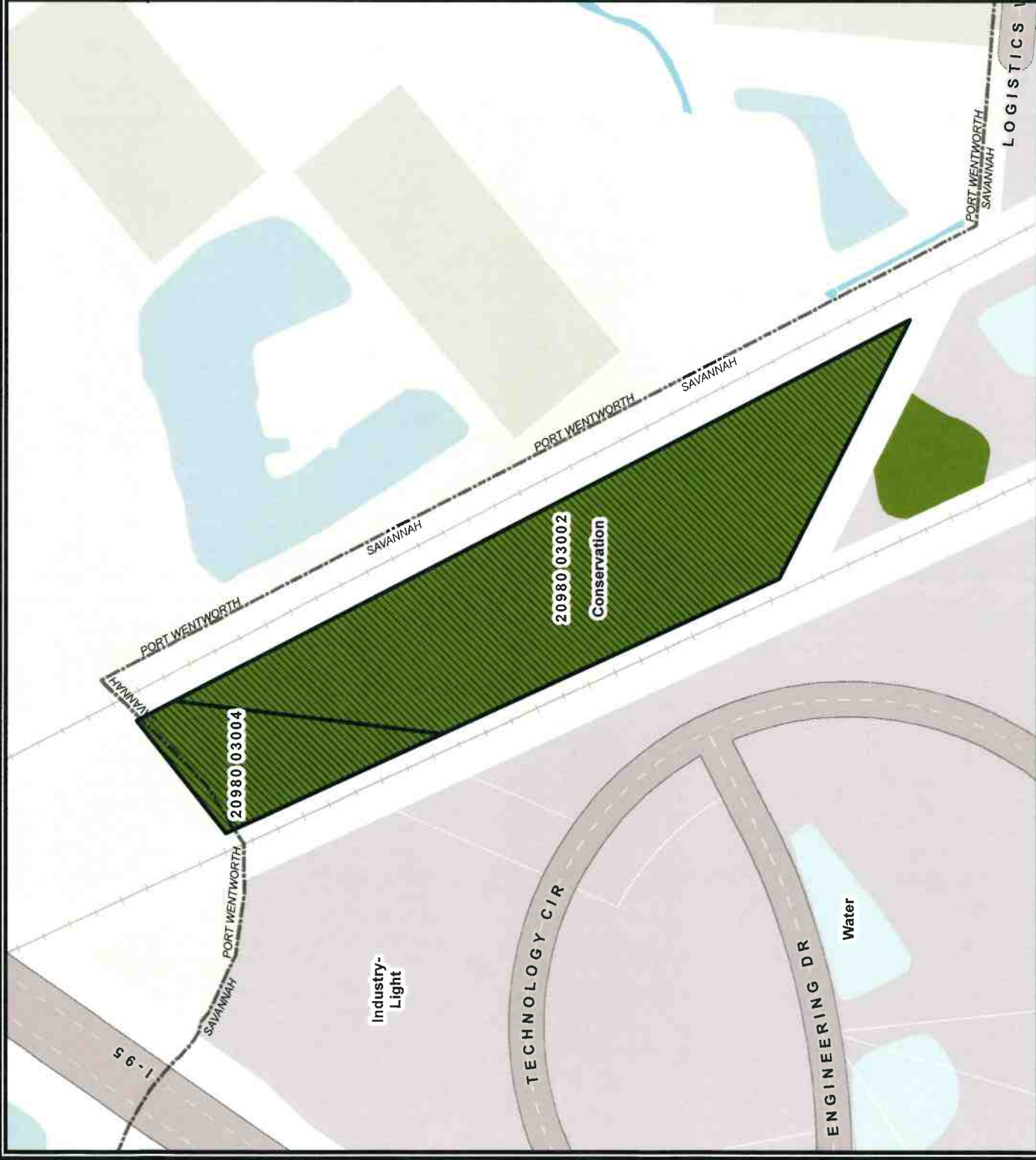
21-000863-ZA
 Godley Rd.
 Savannah, Ga
 Aldermanic District: 1 (Lanier)
 Commission District: 8 (Adams)
 Neighborhood: See Map
 PIN(s): See Map

- Industry- Light
- Conservation
- Open Water

Date: 2/23/2021



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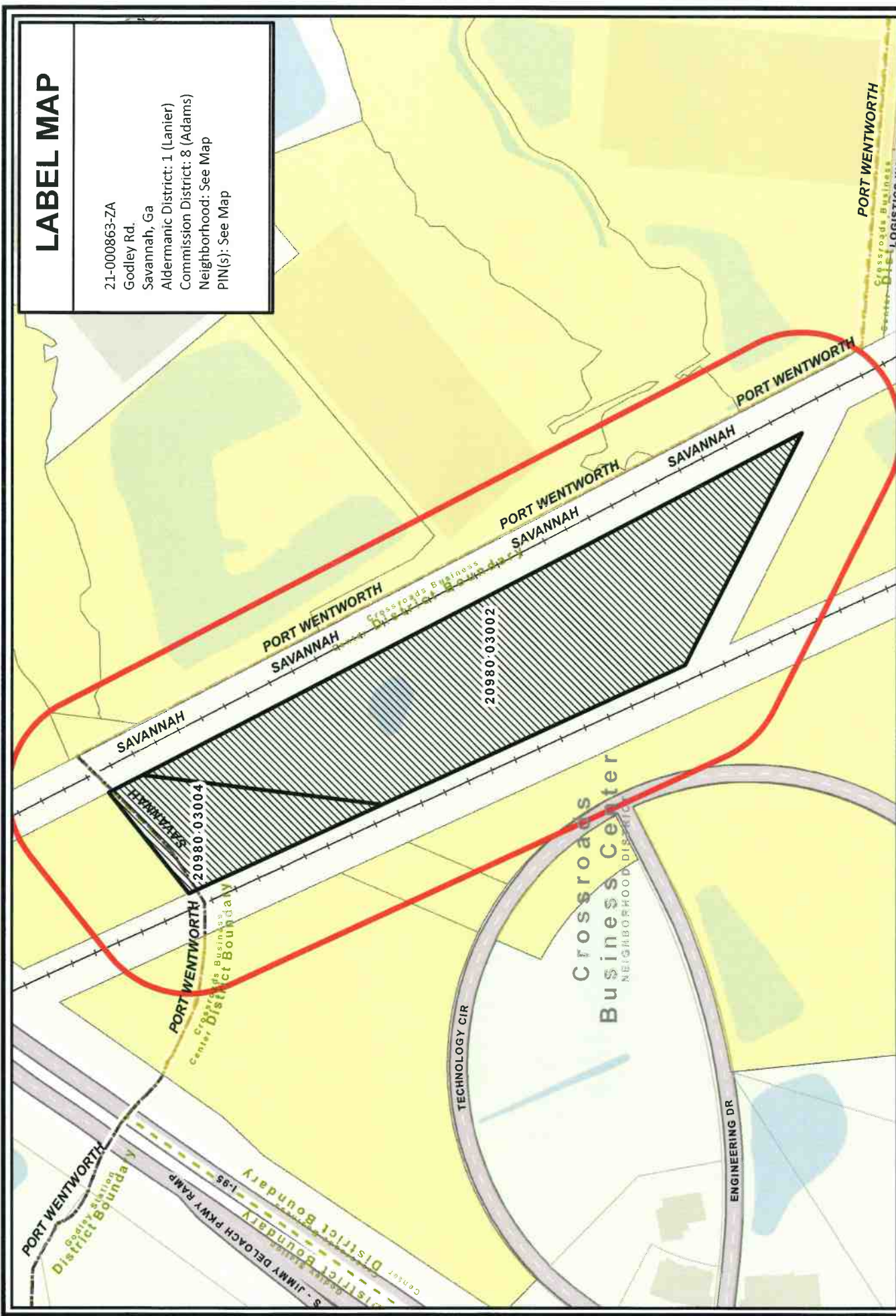
1 inch = 400 feet



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LABEL MAP

21-000863-ZA
 Godley Rd.
 Savannah, Ga
 Aldermanic District: 1 (Lanier)
 Commission District: 8 (Adams)
 Neighborhood: See Map
 PIN(s): See Map



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Date: 2/23/2021

1 inch = 400 feet

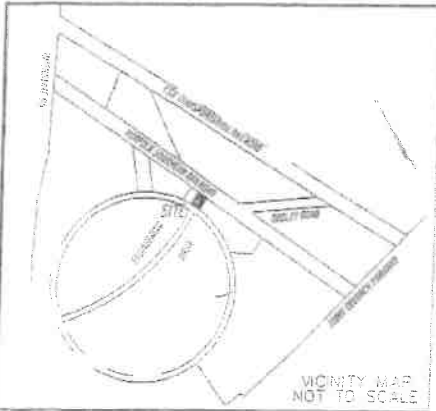


CHATHAM COUNTY · SAVANNAH
METROPOLITAN PLANNING COMMISSION
 110 E. STATE ST. SAVANNAH, GA 31472-8246 PHONE 912-651-1440



01/22/2020

EXHIBIT A-1



NOTES

1. PROPERTY ADDRESSES: 351 TECHNOLOGY CIRCLE
SAVANNAH, GA. 31322
2. PARCEL IDENTIFICATION NUMBER: 2-0960-03-005
3. THIS PROPERTY IS CURRENTLY ZONED P-1-H.
4. THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
5. BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE AE, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 1306100400, EFFECTIVE DATE: AUGUST 3, 2013, BASE FLOOD ELEVATION: 11.0', NAVD 88.

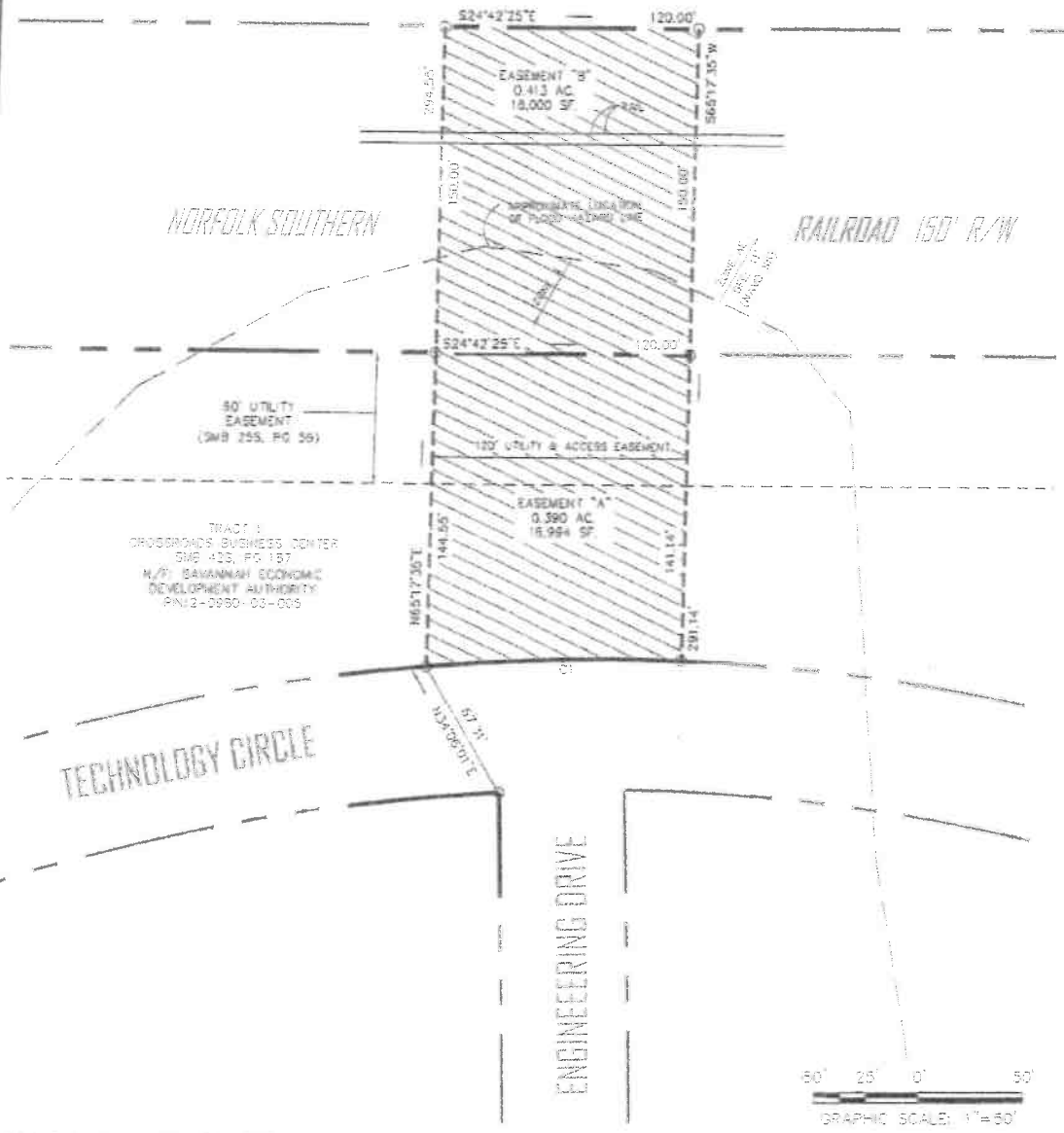
REFERENCE:

1. PLAT RECORD BOOK 145, PAGE 72A-F
2. PLAT RECORD BOOK 309, PAGES 10A-B
3. SUBDIVISION MAP BOOK 425, PAGES 187.
4. SUBDIVISION MAP BOOK 255, PAGES 56.



PORTION OF THE
R.L. GOBLEY TRACT
PFB 309, PG 10A
N/W/4 NORTHPOINT INDUSTRIAL,
L.L.C.
PWB 2-0920-03-002

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	120.00'	977.01'	7°02'40"	60.14'	N68°20'00"W	120.05'



COLEMAN COMPANY, INC. 111 PARK OF COMMERCE, SUITE 201

SHEET # 1/1	JOB NUMBER 17-346	AN EXHIBIT OF A 120' UTILITY & ACCESS EASEMENT TRACT 1, CROSSBROADS BUSINESS CENTER AND A PORTION OF NORFOLK SOUTHERN RAILROAD 5TH S.W. DISTRICT, CITY OF SAVANNAH, CHATHAM COUNTY, STATE OF GEORGIA PREPARED FOR: SAVANNAH ECONOMIC DEVELOPMENT AUTHORITY	
	DATE 1/25/2016		
	DRAWN BY DET		
	CHECKED BY SOWLE		



NOT FOR CONSTRUCTION

REVISIONS:

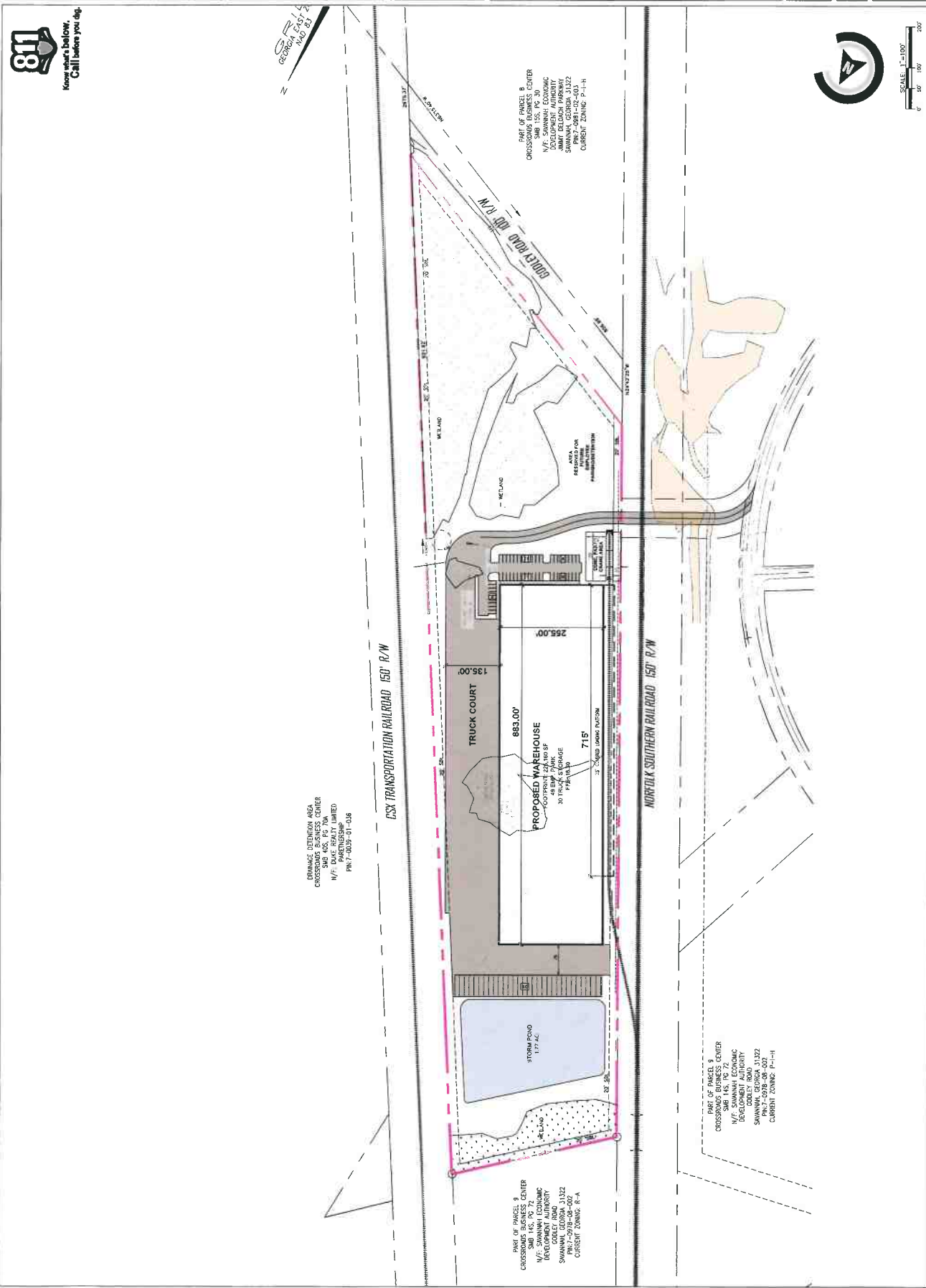
CONCEPTUAL SITE PLAN FOR
JIT WAREHOUSING & LOGISTICS
LOCATED IN SAVANNAH, GEORGIA
PREPARED FOR NORTHPOINT INDUSTRIAL, LLC.

JOB NUMBER: 17-742
DATE: 4/13/2011
DRAWN BY: GJC
CHECKED BY: GJC
SCALE: AS NOTED

CONCEPTUAL SITE
PLAN

SHEET:
CP1.0

SCALE: 1"=100'
0' 30' 60' 90' 120'



BRUNNAGE DEVENTON AREA
CROSSROADS BUSINESS CENTER
SUB 155, PG 30
N/F: DAKE REALTY LIMITED
PARTNERSHIP
PR: 7-0819-01-048

PART OF PARCEL 9
CROSSROADS BUSINESS CENTER
SUB 155, PG 30
N/F: SWANNAH ECONOMIC
DEVELOPMENT AUTHORITY
SWANNAH, GEORGIA 31322
CURRENT ZONING: P-1-H

PROPOSED WAREHOUSE
30 TRUCKS SERVED
48 EMP. PARKING
175,000 SQ. FT. FLOOR
715' x 265' x 33' HIGH
33' SLOPED DRIVING DUTION

TRUCK COURT
883.00' x 135.00'

STORM POND
1.77 AC

PART OF PARCEL 8
CROSSROADS BUSINESS CENTER
SUB 155, PG 30
N/F: SWANNAH ECONOMIC
DEVELOPMENT AUTHORITY
SWANNAH, GEORGIA 31322
CURRENT ZONING: P-1-H

NETLAND
PREPARED FOR
ADMINISTRATION

CSX TRANSPORTATION RAILROAD 150' R/W
NORFOLK SOUTHERN RAILROAD 150' R/W

BOULEVARD DRIVE
MELAND

RECORD MAP EAST 2
MAP 87

RECORD MAP EAST 2
MAP 87

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