



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:** May 24, 2022  
**TO:** THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH  
**FROM:** METROPOLITAN PLANNING COMMISSION  
**SUBJECT:** MPC RECOMMENDATION

**PETITION REFERENCED:**

**Petitioner:** Thomas Matthews, Drayton Parker Companies LLC, Agent

**Owner:** Carlton Ray

**Aldermanic District:** 6, Purtee

**County Commission District:** 6, Whitely

**Neighborhood/Subdivision:** Sweetwater Station Community / HOA

**Current Zoning District:** County (R-A) Residential - Agricultural

**Future Land Use (FLU) Category:** City (B-C) Community - Business

**File No.** 22-002106-ZA

**Location:** 1758 Grove Point Road

**PIN:** 10993A 05001   **Acreage:** 1.07

**MPC ACTION:**

**Approval** of the request to rezone the subject property from R-A-CO (Residential - Agricultural -in the County) an unincorporated zoning district to a B-C (Community Business) with the following condition: (1) The Traffic Impact Analysis Study be included and approved by the following entities: Chatham County, City of Savannah, and Georgia DOT.

**MPC STAFF RECOMMENDATION:**

**Approval** of the request to rezone the subject property from R-A-CO (Residential - Agricultural -in the County) an unincorporated zoning district to a B-C (Community Business).

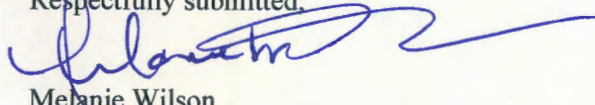
**MEMBERS PRESENT:** 8 + Chairman

Joseph Welch, Chairman  
Shedrick Coleman  
Elizabeth Epstein  
Karen Jarrett  
Jay Melder  
Wayne Noha  
Lee Smith  
Dwayne Stephens  
Tom Woiwode

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

<b>APPROVAL</b> <b>Votes: 9</b>	<b>DENIAL</b> <b>Votes: 0</b>	<b>ABSENT</b>
Welch Coleman Epstein Jarrett Melder Noha Smith Stephens Woiwode		Boles Coles Ervin Notrica Watkins

Respectfully submitted,



Melanie Wilson  
Executive Director

/ca

Enclosure

cc: Mark Massey, Clerk of Council  
Lester B. Johnson, Assistant City Attorney  
Jennifer Herman, Assistant City Attorney  
Zarina Davis, Department of Inspections  
Bridget Lidy, Department of Inspections  
Candra Teshome, Department of Inspections







CHATHAM COUNTY-SAVANNAH  
METROPOLITAN PLANNING COMMISSION  
*"Planning the Future, Respecting the Past"*

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**STAFF REPORT**

File No. 22-002106-ZA

Location: 1758 Grove Point Road

PIN: 10993A 05001      Acreage: 1.07

Prepared by Melissa Leto, Senior Planner



*Figure 1 Location Map*

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**Petitioner:** Thomas Matthews, Drayton Parker Companies LLC, Agent for property owner.

**Owner:** Carlton Ray

**Aldermanic District:** 6 - Alderman Kurtis Purtee

**County Commission District:** 6 - Commissioner Aaron Whitely

**Neighborhood/Subdivision:** Sweetwater Station Community / HOA

**Current Zoning District:** County (R-A) Residential - Agricultural

**Future Land Use (FLU) Category:** City (B-C) Community - Business

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**Request:**

The petitioner is requesting a rezoning of a parcel from R-A-CO (Residential - Agricultural -in the County) an unincorporated zoning district to a B-C (Community Business) district within the City of Savannah at 1758 Grove Point Road.

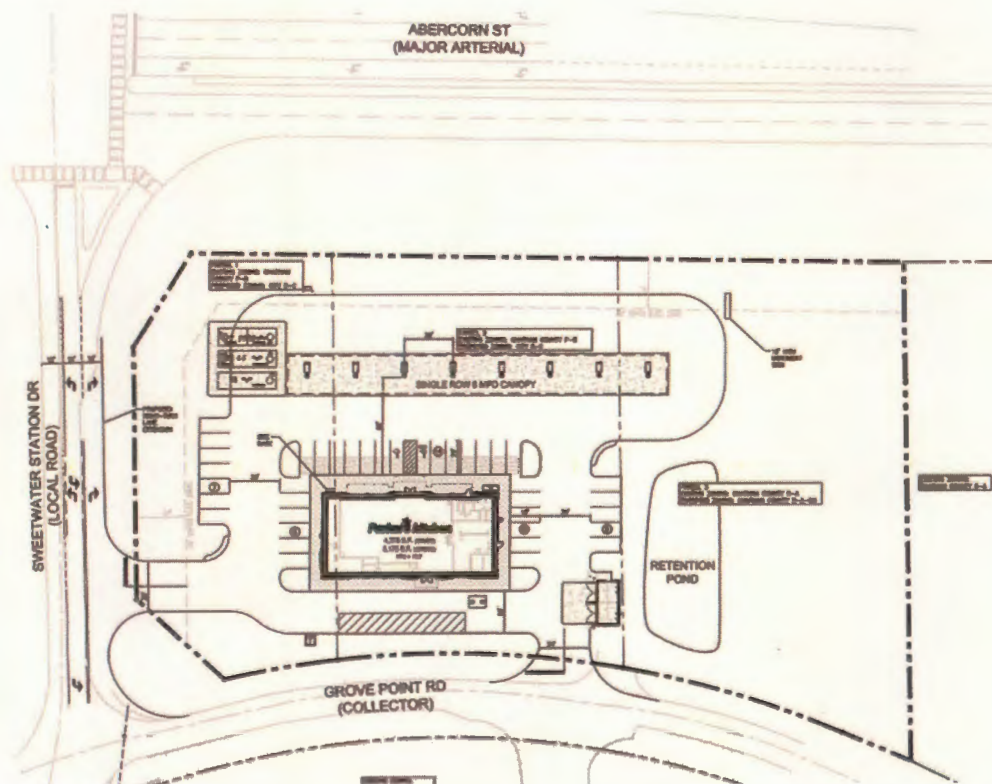
**Background:**

The applicant is seeking to develop a Parker's fuel station and convenience store on three adjacent parcels. On March 28, 2022, City Council approved the three parcels for annexation into the City of Savannah. Two of the three lots were rezoned to City B-C (Community - Business). The third subject lot was rezoned by the City of Savannah to R-A-CO (Residential Agriculture in the County). The reason the City did not rezone the subject property to B-C was the intent of these districts and their permissible uses are different. In Chatham County, the initial zoning classification for the two parcels was P-B. The PB zoning district's intent is the

managed creation and allowance of districts that accommodate heavy commercial and industrial uses, through the P overlay designation in the County. The uses allowed in the zoning district are intense and include, for example, *Storage yards* and *Self-storage mini warehouses*. The City of Savannah's B-C zoning district allows for less intense uses, such as retail, restaurants, and mixed-use construction. While the B-C zoning district allows for some intense uses, these are managed through use limitations and special use permits. Chatham County's R-A zoning district allows for less intense uses and serves to protect rural areas from commercial encroachment.

While the B-C zoning district allows for less intense uses, the parcels do not currently maintain access to Abercorn Street. The assemblage has access to Grove Point Road, a collector street, and Sweetwater Station Drive, an unclassified street. The approval was given to rezone 1750 Grove Point Road and 1754 Grove Point Road from Chatham County's P-B zoning district to City's B-C zoning district. The City of Savannah approved the 1758 Grove Point Road from Chatham County's R-A zoning district to the City of Savannah's R-A-CO zoning classification.

The petitioner seeks to rezone the third lot from R-A-CO to City B-C to match the other two adjacent lots. All three lots are required for the development to provide adequate access, parking, water detention, and other site development improvements to the proposed Parker's fuel station and convenience store.





### 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. Public notice was posted on site.



*Surrounding uses map*

Location	Land Use	Existing Zoning
North	Residential single-family	R-A
South	Proposed Parker's store	B-C
East	Savannah Fire Station 15	R-T-F
West	Single-family residences	R-1 across Abercorn Street

### Impact and Suitability

1. **Transportation Network:** The assemblage has one access point to Grove Point Road, a collector street, and Sweetwater Station Drive, an unclassified street.

2. **Public Services and Facilities:** After the annexation, the assemblage is now served by the Savannah Police Department, Savannah Fire Rescue, and by the City of Savannah water and sanitary sewer.
3. **Chatham Area Transit (CAT):** The property and surrounding area is currently not served by CAT.
4. **Comprehensive Plan Land Use Element:** The Chatham County-Savannah Comprehensive Plan Future Land Use Map (FLUM) designates the subject property as *Commercial - Suburban*. The proposed Commercial - Business zoning district is *compatible* with the *Commercial - Suburban* land use designation.
5. **Existing R-A-CO Zoning District:**
  - a. **Intent of the R-A-CO District:** “The purpose of this district is to protect rural areas within the urban expansion areas of the county for future urban development, and to protect certain rural highway roadside areas against strip development, which can lead to traffic congestion, traffic hazards, and roadside blight.”
  - b. **Allowed Uses:** The R-A-CO district is a residential, agricultural zoning classification. A list of the permitted uses allowed within the R-A-CO district is attached (**Refer to Table 2**).
  - c. **Development Standards:** The development standards for the R-A-CO non-residential district appear in the attached table (**Refer to Table 1**) of this report.
6. **Proposed B-C Zoning District:**
  - a. **Intent of the B-C District:** “The B-C district is established to accommodate a range of nonresidential uses that serve a community-wide market area and upper story residences. Uses in this district are intended to be located primarily on collector or arterial streets.”
  - b. **Allowed Uses:** A list of the permitted uses allowed within the B-C district is attached (**Refer to Table 2**).
  - c. **Development Standards:** The development standards for the B-C district appear in the attached table (**Refer to Table 1**).

### **Zoning Ordinance Review**

The following review criteria for rezoning are prescribed in the Savannah Zoning Ordinance Sec. 3.5.8.

- 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.



**MPC Comment:** The range of uses permitted under the current and proposed zoning districts are dissimilar. Many of the existing uses in R-A-CO are residential or agricultural in nature. The proposed B-C zoning district would allow for large commercial establishments, including a fuel station. The proposed B-C zoning request for 1758 Grove Point Road would allow for the proposed Parker's establishment and is more suitable in uses with the adjacent two parcels that were also annexed, but were zoned in the B-C classification.

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

**MPC Comment:** The proposed Business Commercial zoning request for 1758 Grove Point Road would allow for all three parcels which have recently been annexed into the City of Savannah to function under the permitted uses of the B-C zoning district, such as the specific use being requested, a fuel station and a convenience store.

b. Compatibility

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

**MPC Comment:** Based on the location, the rezoning of this parcel with the two adjacent parcels are located on the corner of Abercorn Street and Sweetwater Station Drive. An increase in traffic around a majority residential area may be an issue.

- 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.

**MPC Comment:** The present zoning pattern is residential with a mix of commercial classifications along Abercorn Street, which is in alignment with the proposed B-C uses.

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

**MPC Comment:** On March 28, 2022, City Council approved the three parcels for annexation into the City of Savannah. Two of the lots were rezoned to City B-C (Community – Business). The third subject lot was rezoned to R-A-CO (Residential Agriculture in the County). All three lots are under the same ownership and the petitioner is requesting to re-zone the subject lot, so they may be developed and consistent with the B-C standards.

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.

**MPC Comment:** The Chatham County-Savannah Comprehensive Plan Future Land Use Map (FLUM) designates the subject property as *Commercial - Suburban*. The proposed Commercial - Business zoning district is *compatible* with the *Commercial - Suburban* land use designation.

d. Reasonable Use

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

**MPC Comment:** The subject property has reasonable use under the current zoning to provide a single-family residence, but will not accommodate commercial business uses.

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.

**MPC Comment:** Adequate services are available.

f. Proximity to a Military Base, Installation or Airport

**MPC Comment:** The subject parcel is not located near a military base, installation, or airport.

**Policy Analysis**

The subject property was rezoned to R-A-CO, which allows for residential and agricultural uses. During the annexation approval, the adjacent two parcels were zoned B-C. By allowing the request to rezone 1758 Grove Point to B-C, the three parcels can conform with the permitted uses allowed in the B-C zoning district. This would also align with the proposed site plan submitted to the City of Savannah during the annexation approval for a proposed Parker's fuel station and convenience store.

**Recommendation**

Based upon the existing zoning pattern and character of the area, as well as the review criteria, The Planning Commission recommends **approval** of the request to rezone the subject property from R-A-CO to B-C.



**Table 1: Comparison of Development Standards for the R-A-CO (Existing),  
and B-C Zoning District (Proposed)**

<b>Standards</b>	<b>R-A-CO</b>	<b>Standards</b>	<b>B-C</b>
<b>Lot Dimensions (min)</b>		<b>Lot Dimensions (min)</b>	
Lot area (sq. ft)	--	Lot area (sq. ft)	--
Lot width (ft)	--	Lot width (ft)	--
<b>Building (max)</b>		<b>Building (max)</b>	
Building Coverage	--	Building Coverage	--
Height (ft)	--	Height (ft)	75
Ground floor area (sq. ft)	--	Ground floor area (sq. ft)	--
<b>Building Setback (min ft)</b>		<b>Building Setback (min ft)</b>	
Front yard	85	Front yard	15
Side (street) yard	15	Side (street) yard	15
Side (interior) yard	15	Side (interior) yard	--
Rear yard	35	Rear yard	--
Rear Yard (adjacent to street/lane)	--	Rear Yard (adjacent to street/lane)	15

**Table 1: Comparison of Development Standards for the R-A-CO (Existing),  
and B-C Zoning District (Proposed)**

<b>Standards</b>	<b>R-A-CO</b>	<b>Standards</b>	<b>B-C</b>
<b>Parking Area Setback (min ft)</b>		<b>Parking Area Setback (min ft)</b>	
From collector and arterial street rights-of-way	--	From collector and arterial street rights-of-way	15
From local street rights-of-way	--	From local street rights-of-way	10
From lane, property line or access easement	--	From lane, property line or access easement	5

**Table 2: Comparison of Principal Uses for the R-A-CO (Existing), and B-C Zoning District (Proposed)**

**X = Permitted Use**

**L = Limited Use**

**S = Special Use**

<b>R-A-CO</b>	<b>B-C</b>
X – One-family detached	X – Upper story residential
X – Two-family dwellings	X – Child caring institution
X – Rooming and boarding house, fraternity, or sorority house	L- Single room occupancy
X – Garage apartments	X – Agricultural, personal
X – Manufactured home	X – Community Garden
X – Residential manufactured or mobile home – second dwelling unit	X – Park, general
X – Manufactured / mobile homes – temporary use	X – Library / community center
S – Nonresidential mobile structures as temporary use	X - Museum
X – Caretaker’s quarters	X – Post office
X – Accessory farm dwelling units	X – Police / fire station or substation
X – Home occupation	X – Emergency Medical Services (EMS) substation / Ambulance Service
X – Incidental or accessory uses and buildings. Provided that the following condition shall be complied with:	S – Shelter, emergency
	S – Shelter, transitional



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R-A-CO	B-C
<p>a. A temporary accessory building shall be permitted for not more than a 24-month period.</p> <p>X – Public Uses: Buildings, structures, and uses of land by a government agency or government unit provided that application for a public use shall be referred to and approved by the Commissioners of Chatham County.</p> <p>X – The use of public facilities or public parks for carnivals, rodeos, horse shows, shooting or athletic events, community fairs, or other events of public interest. Such public facilities or public parks shall be owned and operated by either an agency of government or a unit of government.</p> <p>X – Neighborhood recreation center: golf courses including the club houses established in connection therewith</p> <p>X – Churches and other places of worship</p> <p>X – Convent or monastery</p> <p>X – Cemeteries, private family burial plot provided that:</p> <p>S – Pet cemetery</p> <p>X – Cemeteries, public, fraternal, church, synagogue or commercial</p> <p>X – Nursery schools, kindergartens</p> <p>X – Childcare center</p> <p>X – Adult day care center for up to 40 persons</p> <p>X – Family adult day care center for six (6) or fewer persons (including supervisory personnel and staff)</p> <p>X – Women’s Shelter</p> <p>S – Schools, public or private (K-12)</p> <p>X – Colleges and universities</p> <p>X – Hospitals and medical centers</p> <p>X – Homes for aged and for children</p> <p>S – Country club, yacht club</p>	<p>L – Soup kitchen</p> <p>L – Child / adult day care center</p> <p>L – Child / adult care center, 24 hours</p> <p>X – College, university, seminary</p> <p>X – Educational building used by a college, university, or seminary</p> <p>X – School, public or private (K-12)</p> <p>X – School, trade, vocational or business</p> <p>X – All places of worship</p> <p>X – Private club / Lodge</p> <p>S- Correctional transition facility</p> <p>X - Hospice</p> <p>X - Hospital</p> <p>X – Intermediate care facility</p> <p>X – Nursing home</p> <p>X – Assisted living facility</p> <p>X – Personal care home, registered</p> <p>X – Personal care home, family</p> <p>S – Substance recovery facility</p> <p>X – Office, general</p> <p>X – Call center</p> <p>L – Day labor employment center</p> <p>X – Office, medical</p> <p>X – Office, utility / contractor</p> <p>X – Studio / multimedia production facility</p>

**Table 2: Comparison of Principal Uses for the R-A-CO (Existing), and B-C Zoning District (Proposed)**

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R-A-CO	B-C
<p>X – Clubs or lodge</p> <p>S – Shooting range</p> <p>X – Public utility facilities, such as distribution lines, transmission lines and railroad tracks. Unless elsewhere permitted in the district shall not include a business office or storage yards.</p> <p>X – Telephone exchanges, gas and electric regulator stations</p> <p>X – Private sewage treatment facilities</p> <p>X – Agricultural – general</p> <p>X – Marshland – agricultural</p> <p>X – Animal hospital, veterinary clinic, or animal boarding place</p> <p>X – Agricultural – personal</p> <p>X – Agricultural produce stands – accessory use</p> <p>X – Greenhouses and plant nursery</p> <p>X – Signs, incidental</p> <p>X – Signs, principal use</p> <p>X – Wildlife refuge</p> <p>X – Fishing pier, boat hoist, fishing camp sites, and recreational activities of a similar nature</p> <p>X – Private or residential community boat dock or pier</p> <p>X – Camping sites</p> <p>S – Noncommercial private airstrip (FAA Class E Only)</p> <p>S – Drive-in theater</p> <p>S – Equipment cleaning service and supplies</p>	<p>X – Arena; convention center</p> <p>X – Indoor amusement</p> <p>L – Indoor firearm range</p> <p>X – Indoor sports facility</p> <p>X – Indoor archery range / paintball facility</p> <p>X- Recycling collection facility</p> <p>X – Teen Club</p> <p>X – Theater / cinema/ performing arts</p> <p>X – Golf course</p> <p>X – Outdoor amusement</p> <p>L – Stadium or outdoor arena; Amphitheater; Outdoor sports facility or complex</p> <p>X – Retail, general</p> <p>X – Art / photo studio; gallery</p> <p>S – Consumer Fireworks Retail Sales Facility</p> <p>L – Convenience store</p> <p>L – Fuel / gas station</p> <p>L – Flea market; Farmer's market; Open air market</p> <p>X – Food-oriented retail</p> <p>X – Garden center</p> <p>L – Manufacturing / modular home sales</p> <p>L – Outdoor sales</p> <p>L – Pawnshop</p> <p>X – Pharmacy</p> <p>X – Truck Stop</p>



**Table 2: Comparison of Principal Uses for the R-A-CO (Existing), and B-C Zoning District (Proposed)**

**X = Permitted Use**

**L = Limited Use**

**S = Special Use**

R-A-CO	B-C
	<p>L – Warehouse or Office Showroom / Flex Space</p> <p>X – Services, general</p> <p>L – Animal services, indoor</p> <p>L – Animal services, outdoor</p> <p>X – Bank</p> <p>X – Body art services</p> <p>X – Business support services</p> <p>X – Catering establishment</p> <p>L – Check Cashing; Title Pawn</p> <p>L – Crematorium</p> <p>X – Funeral home; mortuary (not including crematorium)</p> <p>X – Hall, banquet, or reception</p> <p>X – Event Venue</p> <p>X – Instructional studio or classroom</p> <p>X – Laundromat</p> <p>X – Dry Cleaner / Laundry, Neighborhood</p> <p>X – Personal service shop</p> <p>X – Psychic; palmist; medium; fortune teller</p> <p>X – Repair-oriented services</p> <p>L – Self-service storage facility</p> <p>X – Tour company terminal</p> <p>X – Distillery, craft</p> <p>L – Bar; tavern</p> <p>S – Nightclub</p>

**Table 2: Comparison of Principal Uses for the R-A-CO (Existing), and B-C Zoning District (Proposed)**

**X = Permitted Use**

**L = Limited Use**

**S = Special Use**

R-A-CO	B-C
	<p>X – Restaurant</p> <p>L – Food Truck Park</p> <p>L – Retail consumption dealer (on premise consumption of alcohol)</p> <p>X – Ancillary retail dealer (off-premises consumption of alcohol)</p> <p>X – Package store (not including wine specialty shops)</p> <p>X – Wine Specialty Shop (not including package stores)</p> <p>X – Winery; Meadery; Cidery</p> <p>X – Brewery. Micro</p> <p>L – Bed and Breakfast Homestay</p> <p>L – Inn</p> <p>X – Hotel / motel, 16-74 rooms</p> <p>X – Hotel / motel, 75 or more rooms</p> <p>L – Short-term vacation rental</p> <p>L – Heavy equipment / Heavy vehicle sales, rentals, and leasing</p> <p>L – Vehicle sales, rentals, and leasing</p> <p>L – Moped / motor scooter sales, rentals, and leasing</p> <p>S – Vehicle Service, Heavy equipment / Heavy vehicle</p> <p>L – Vehicle service, minor</p> <p>L – Vehicle service, major</p> <p>L – Vehicle wash, full or self-service</p>



**Table 2: Comparison of Principal Uses for the R-A-CO  
(Existing), and B-C Zoning District (Proposed)**

**X = Permitted Use**

**L = Limited Use**

**S = Special Use**

R-A-CO	B-C
	<p>L – Watercraft sales, repair, and service</p> <p>L – Manufacturing, Artisan / Craft</p> <p>X – Parking facility</p> <p>X – Passenger terminal</p> <p>X – Transportation dispatch and storage</p> <p>S – Broadcast transmission tower</p> <p>S – Utilities, major</p> <p>X – Utilities, minor</p>