



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: JULY 20, 2021

TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH

FROM: METROPOLITAN PLANNING COMMISSION

SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

File No. 21-003735-ZA

Location: Ogeechee Road

PIN: 20873 01003 **Acres:** 7.85

Agent: Chris Rowland

Owner/Petitioner: Macmillan Properties, Inc.

Aldermanic District: 1 - Lanier

County Commission District: 8 – Adams

Neighborhood/Subdivision: Chatham Parkway

Current Zoning District(s): Community Business (B-C)

Future Land Use (FLU): Commercial Suburban

Requested Zoning District: Light Industrial (I-L)

MPC ACTION:

Approve the petitioner's request to
rezone the subject property from B-C to I-L.

MPC STAFF RECOMMENDATION:

Approve the petitioner's request to
rezone the subject property from B-C to I-L.

MEMBERS PRESENT: 11 + Chairman

Joseph Welch, Chairman
Laureen Boles
Travis Coles
Elizabeth Epstein
Joseph Ervin
Karen Jarrett
Wayne Noha
Eula Parker
Lee Smith

Dwayne Stephens
Maliak Watkins
Tom Woiwode

PLANNING COMMISSION VOTE: Approve Staff Recommendation (12-0)

APPROVAL Votes: 12	DENIAL Votes: 0	ABSENT
Welch Boles Coles Epstein Ervin Jarrett Noha Parker Stephens Smith Watkins Woiwode		Brown Joyner

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





CHATHAM COUNTY-SAVANNAH METROPLITAN PLANNING COMMISSION

"Planning the Future, Respecting the Past"

STAFF REPORT

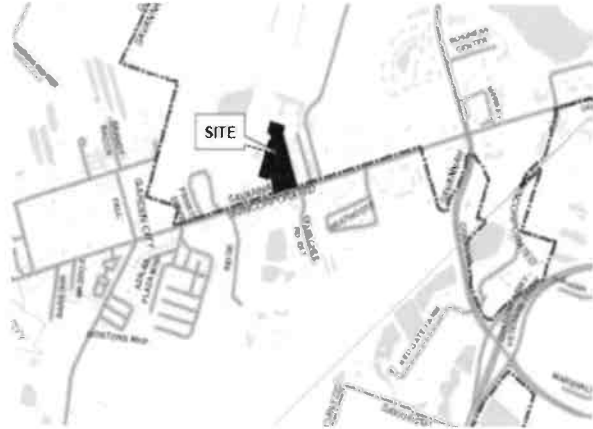
File No. 21-003735-ZA

Location: Ogeechee Road

PIN: 20873 01003 Acres: 7.85

Prepared by Marcus Lotson, Director

Date: June 20, 2021



Agent: Chris Rowland

Owner/Petitioner: Macmillan Properties, Inc.

Aldermanic District: 1 - Lanier

County Commission District: 8 – Adams

Neighborhood/Subdivision: Chatham Parkway

Current Zoning District(s): Community Business (B-C)

Future Land Use (FLU): Commercial Suburban

Requested Zoning District: Light Industrial (I-L)

Background:

The subject properties were a part of recombination of parcels which occurred in June of this year. The recombination created two lots out of four previous lots which were split zoned between the B-C and I-L zoning districts (see attached final plat). The properties are located between a self-storage facility and an industrial park. The petitioner proposes to maintain the B-C zoning on the new Parcel 1 abutting Ogeechee Road and is requesting the I-L zoning district on the new Parcel 2 adjacent to the industrial park.

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 also posted on site.

1. **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	Industrial	I-L
East	Self-storage	B-C
South	Ogeechee Road / Retail	A-T
West	Industrial	I-L

2. **Existing B-C Zoning District:**

- a. **District Description:** 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:** See Attached Chart
- c. **Development Standards:** See Attached Chart

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

- a. **District Description:** The IL 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:** See attached chart

- c. **Development Standards:** See attached chart
4. **Transportation Network:** The subject property abuts the north side of Ogeechee Road approximately 2,950 feet west of Chatham Parkway and is accessed via an existing private drive. Any additional curb cuts will require approval by the City of Savannah.
5. **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.
6. **Comprehensive Plan Land Use Element:** The Comprehensive Plan Future Land Use Map identifies the parcel as Commercial Suburban. The Comprehensive Plan update is currently being drafted by staff and will continue to undergo review by the City of Savannah, Chatham County and State Department of Community Affairs into the fall of 2021. Existing land use categories may change as a result of this review.

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: Both zoning district allow an appropriate range of uses for the subject property. The properties in the general vicinity exhibit a mix of heavy commercial, light industrial and retail uses.

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

Staff Comment: No specific need is being addressed. However, Staff finds that eliminating the split zoning would likely alleviate future development issues on the subject properties.

b. Compatibility

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

Staff Comment: No. The zoning proposal would, in fact, allow each property to be developed separately with an appropriate land use for the zoning classification.

- 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: Yes. The uses permitted in the proposed district are compatible with the surrounding character.

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 recent recombination of lots is a condition that gives support for 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 current designation is incompatible with some portion of the split zoned property. However, as mentioned, the land use designations are under review and may change as a result of that review.

d. Reasonable Use

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

Staff Comment: The use of the property is hampered by the split zoning because of the difference in development standards between the two districts.

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: Yes. The facilities identified in the above criteria are available.

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.

Analysis:

The subject site, in the current configuration, is an improvement to the development pattern in the area over the previous configuration. The approved recombination created two more easily developable parcels. The remaining zoning issue, if resolved, would be the last step in this process. Although there are a number of split zoned properties along Ogeechee Road, it is not a desirable scenario due to conflicts in land use and development standards including buffers, screening, and setbacks. The proposed zoning will clarify the nature of the parcels as it relates to future development and ensure that development will be compatible with adjacent land uses.

Recommendation:

Staff recommends that the Planning Commission **approve** the petitioner's request to rezone the subject property from B-C to I-L.

Note: Staff recommendation is based on information available at the time of agenda posting but may change based on information provided at the public hearing.

Table 1: Comparison of Development Standards for the Existing B-C and Proposed I-L Zoning Districts		
	Existing District	Proposed District
	B-C District	I-L District
Minimum Lot Area (Each unit unless otherwise specified)	Residential: Upper Story - 1,850 sf per unit Non-residential: n/a	n/a
Minimum Lot Width	n/a	n/a
Front Yard Setback	n/a	25 ft
Minimum Side Yard Setback	15 ft adjacent to street Interior: n/a	30 ft adjacent to street 20 ft interior
Minimum Rear Yard Setback	n/a	20 ft
Maximum Height	75 ft	n/a
Maximum Building Coverage	n/a	80 %
Maximum Density	n/a	n/a

List of Permitted Uses B-C Zoning District
Upper story residential
Child caring institution
Single room occupancy
Agriculture, personal
Community Garden
Park, general
Library/community center
Museum
Post office
Police/fire station or substation
Emergency Medical Services (EMS) substation/ Ambulance Service
Shelter, emergency
Shelter, transitional
Soup kitchen
Child/adult day care center
Child/adult care center, 24 hour
College, university, seminary
Educational building used by a college, university or seminary
School, public or private (K-12)
School, trade, vocational or business
All places of worship
Private club/Lodge
Correctional transition facility
Hospice
Hospital
Intermediate care facility
Nursing home
Assisted living facility
Personal care home, registered
Personal care home, family
Substance recovery facility
Office, general
Call center
Day labor employment center
Office, medical
Office, utility/contractor
Studio/multimedia production facility
Arena; convention center
Indoor amusement
Indoor firearm range

Indoor sports facility
Indoor archery range/paintball facility
Teen Club
Theater/cinema/
Drive-in theater
Golf course
Outdoor amusement
Stadium or outdoor arena; Amphitheater; Outdoor sports facility or complex
Retail, general
Art/photo studio; gallery
Consumer Fireworks Retail Sales Facility
Convenience store
Fuel/gas station
Flea market; Farmer's market; Open air market
Food-oriented retail
Garden center
Manufactured/modular home sales
Outdoor sales
Pawnshop
Pharmacy
Truck Stop
Warehouse or Office Showroom / Flex Space
Services, general
Animal services, indoor
Animal services, outdoor
Bank
Body art services
Business support services
Catering establishment
Check Cashing; Title Pawn;
Crematorium
Funeral home; mortuary (not including crematorium)
Hall, banquet or reception
Event Venue
Instructional studio or classroom
Laundromat;
Dry Cleaner/Laundry, Neighborhood
Personal service shop
Psychic; palmist; medium; fortune teller
Repair-oriented services

Self-service storage facility
Tour company terminal
Distillery, craft,
Bar; tavern
Nightclub
Restaurant
Food Truck Park
Retail consumption dealer (on premise consumption of alcohol)
Ancillary retail dealer (off-premise consumption of alcohol)
Package store (not including wine specialty shops)
Wine Specialty Shop (not including package stores)
Winery; Meadery; Cidery
Brewery, Micro
Bed and Breakfast Homestay
Inn
Hotel/motel, 16-74 rooms
Hotel/motel, 75 or more rooms
Short-term vacation rental
Heavy equipment/Heavy vehicle sales,rentals and leasing
Vehicle sales,rentals and leasing
Moped/motor scooter sales, rentals and leasing
Vehicle Service, Heavy equipment/Heavy vehicle
Vehicle service, minor
Vehicle service, major
Vehicle wash, full or self-service
Watercraft sales, repair and service
Artisan/Craft
Parking facility
Passenger terminal
Transportation dispatch and storage
Broadcast transmission tower
Utilities, major
Utilities, minor

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
Warehouse or Office Showroom / Flex Space
Crematorium
Event Venue
Dry Cleaner/Laundry, Neighborhood
Self-service storage facility
Tour company terminal
Distillery, craft,
Bar; tavern
Nightclub
Restaurant
Food Truck Park

Retail consumption dealer (on premise consumption of alcohol)
Ancillary retail dealer (off-premise consumption of alcohol)
Winery; Meadery; Cidery
Brewery, Micro
Heavy equipment/Heavy vehicle sales, rentals and leasing
Vehicle Service, Heavy equipment/Heavy vehicle
Vehicle service, minor
Vehicle service, major
Vehicle towing and impound facility
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

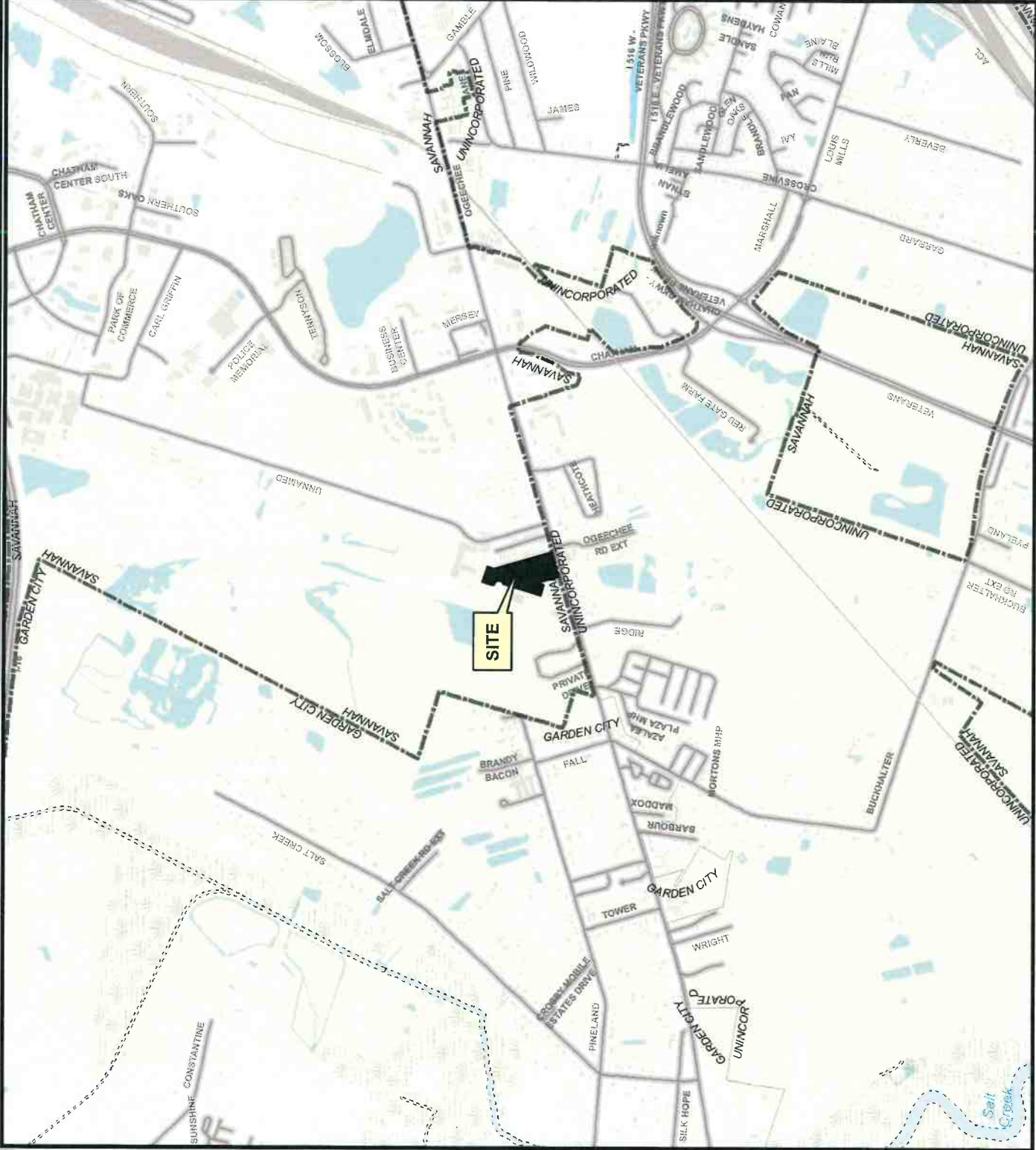
VICINITY MAP

21-003735-ZA
Ogeechee Rd.
Savannah, Ga
Aldermanic District: 1 (lanier)
Commission District: 8 (Adams)
Neighborhood: See Map
PIN(s): See Map

Date: 6/30/2021



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

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TAX MAP

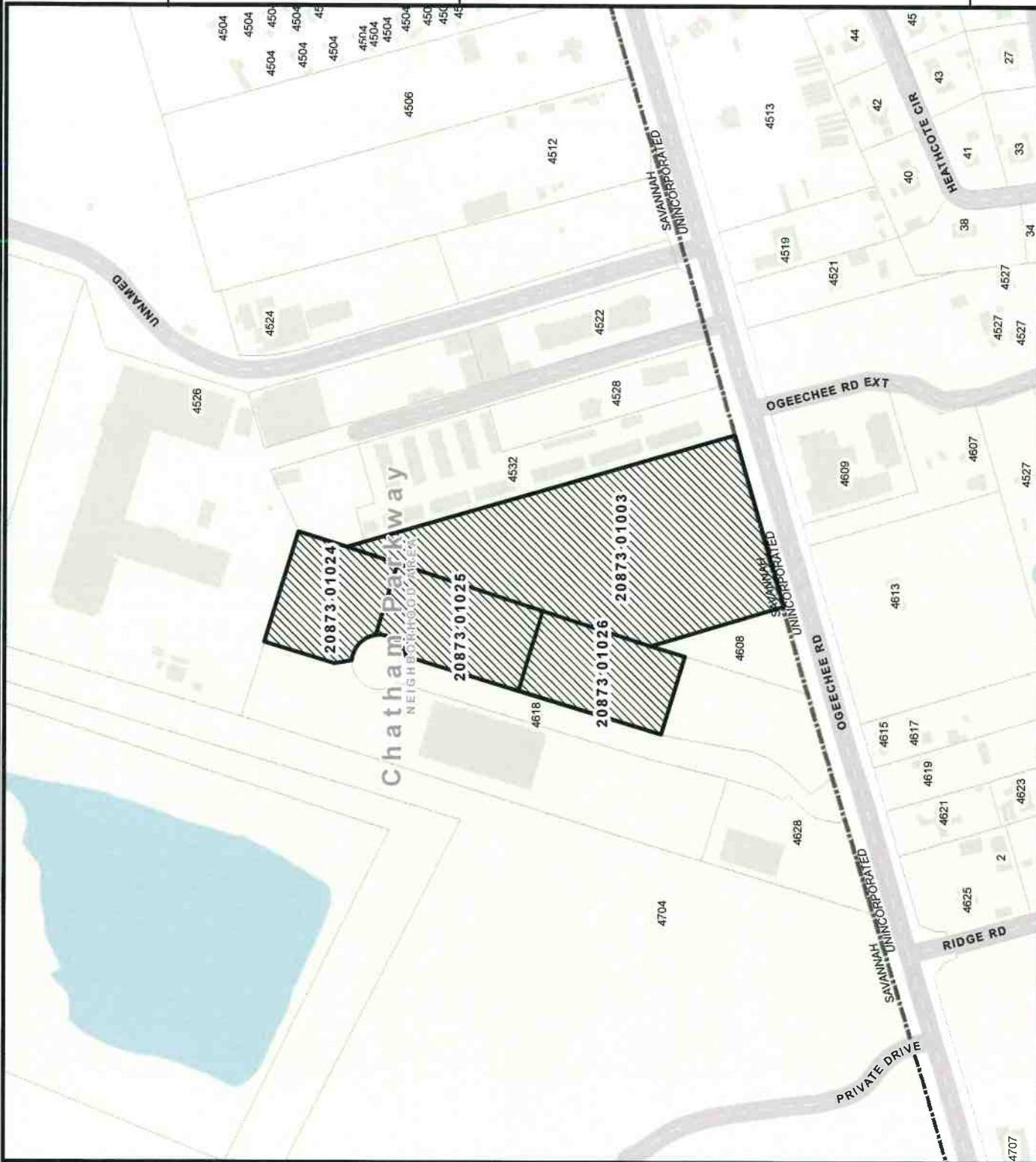
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Ogeechee Rd.
Savannah, Ga
Aldermanic District: 1 (Lanier)
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1 inch = 300 feet

ZONING MAP

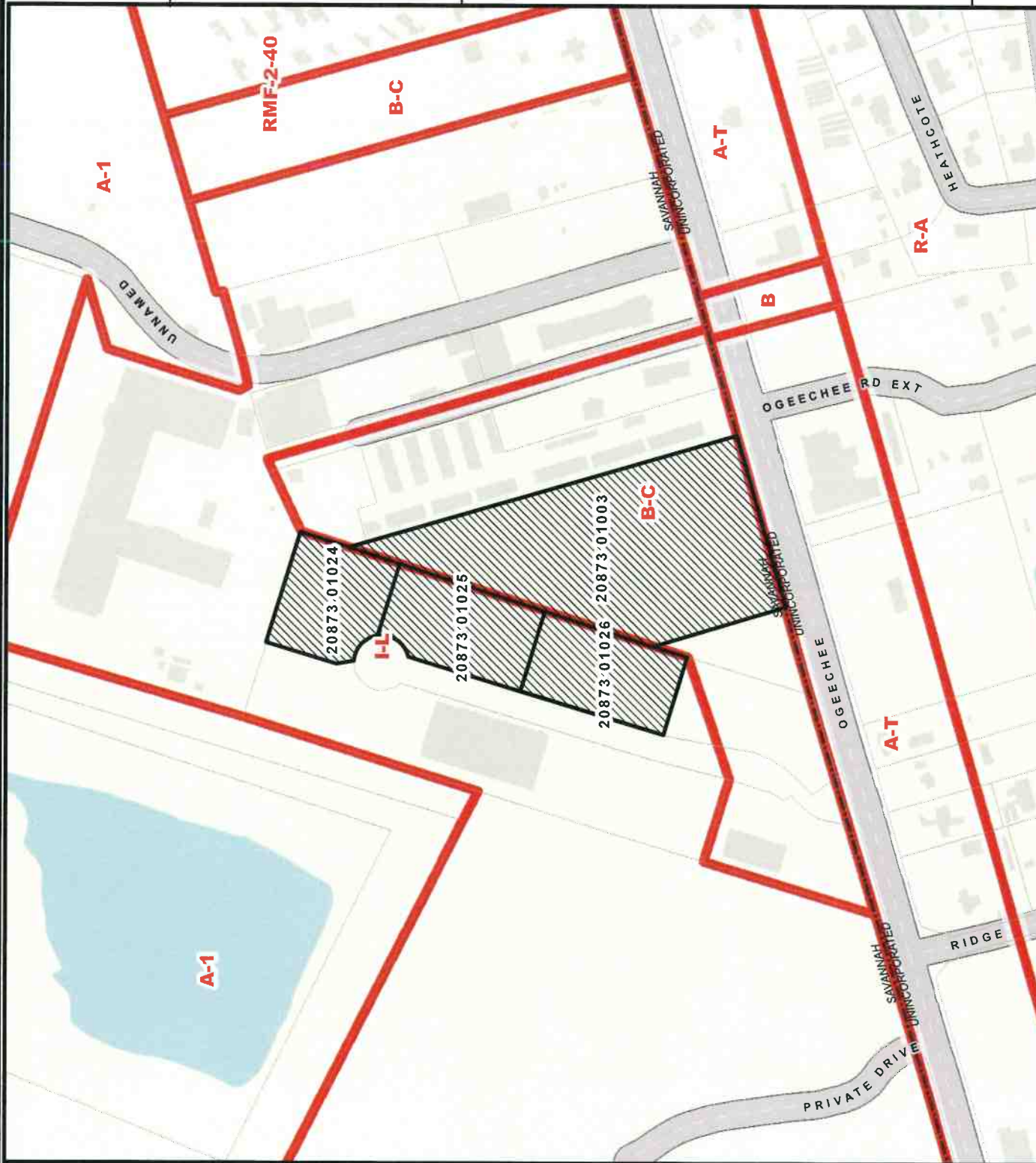
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City of Savannah NewZo Zoning When Applicable

Date: 6/30/2021



CHATHAM COUNTY - SAVANNAH
METROPOLITAN PLANNING COMMISSION
110 E. STATE ST. SAVANNAH, GA 31412-3248 PHONE 912-051-1440



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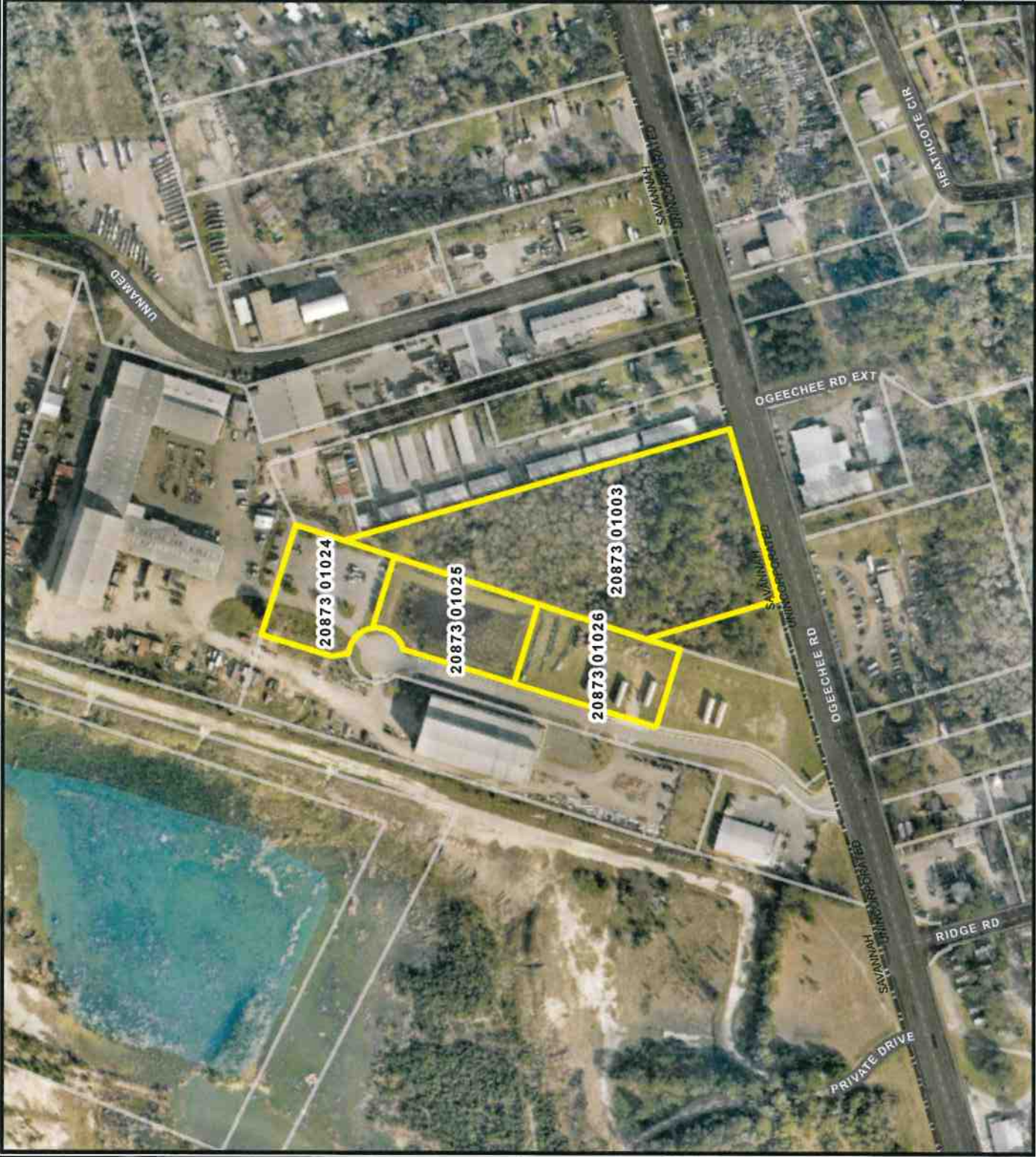
AERIAL MAP

21-003735-ZA
Ogeechee Rd.
Savannah, Ga
Aldermanic District: 1 (lanier)
Commission District: 8 (Adams)
Neighborhood: See Map
PIN(s): See Map

Date: 6/30/2021



CHATHAM COUNTY - SAVANNAH
METROPOLITAN PLANNING COMMISSION
110 E. STATE ST. SAVANNAH, GA 31412-3246 PHONE 912-651-1640



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FUTURE LAND USE

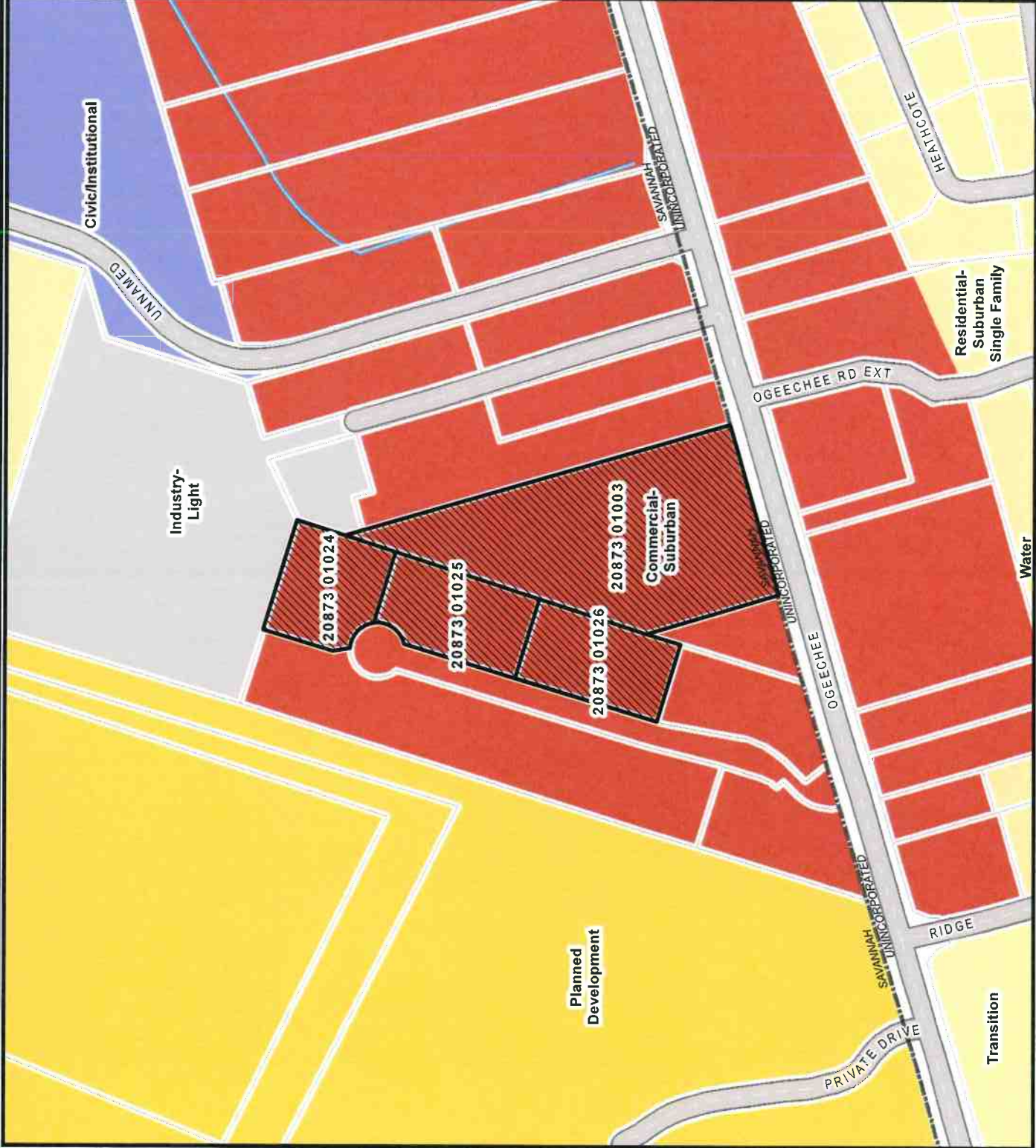
21-003735-ZA
Ogeechee Rd.
Savannah, Ga
Aldermanic District: 1 (Lanier)
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- Commercial- Suburban
- Residential- Suburban Single Family
- Planned Development
- Industry- Light
- Civic/Institutional
- Open Water
- Transition

Date: 6/30/2021



CHATHAM COUNTY - SAVANNAH
METROPOLITAN PLANNING COMMISSION
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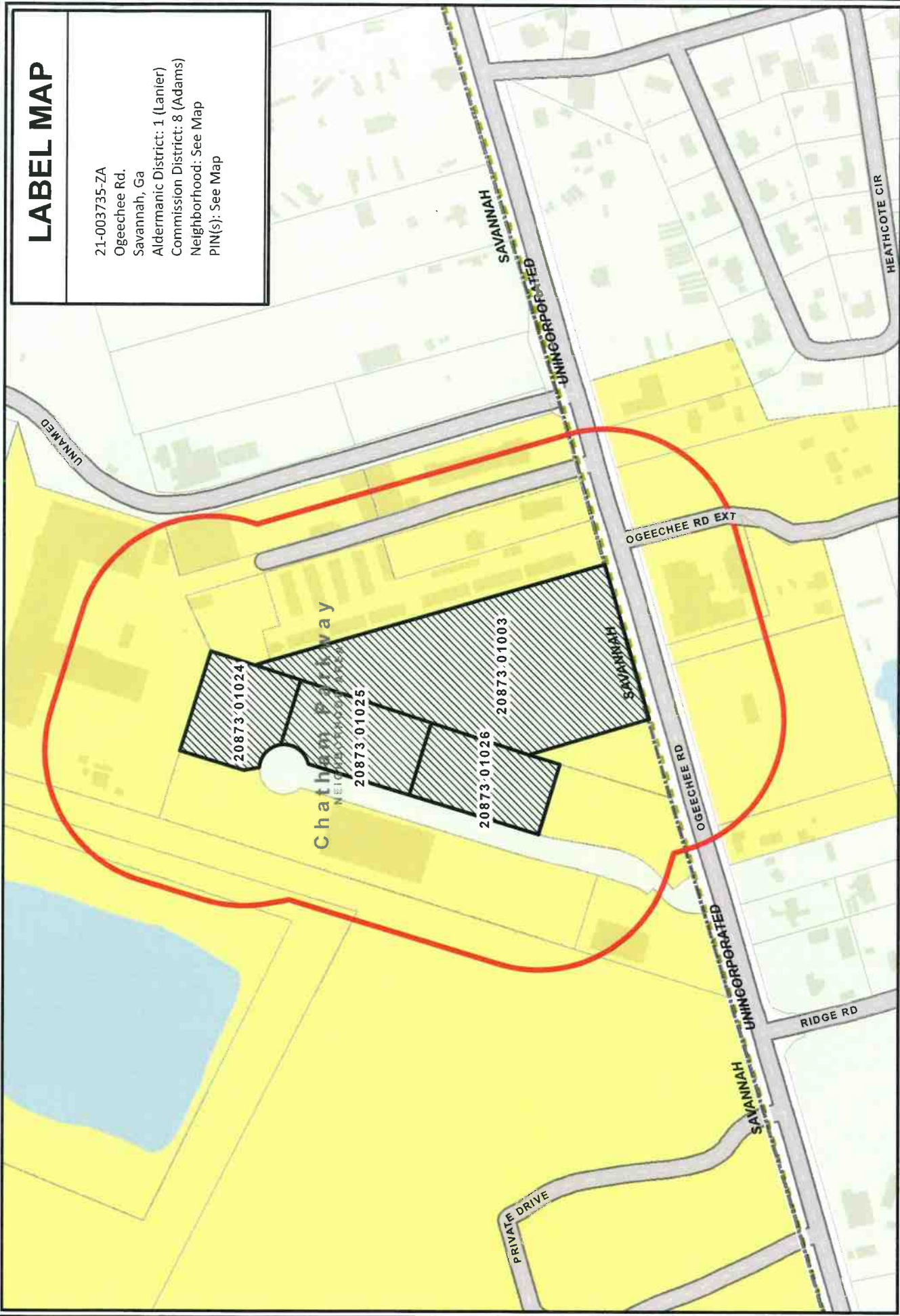


1 inch = 300 feet

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LABEL MAP

21-003735-ZA
 Ogeechee Rd.
 Savannah, Ga
 Aldermanic District: 1 (Lanier)
 Commission District: 8 (Adams)
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