



## MEMORANDUM

TO: The Mayor and Aldermen of the City of Savannah  
FROM: Candra Teshome, Senior Planner  
DATE: July 14, 2022  
SUBJECT: Summary of Zoning for the Annexation of Ogeechee Rd (PIN 10837 01001) File No. 22-002845-ZA

### **Subject Property:**

Zone 30.425 acres, more or less, from the Chatham County Planned Unit Development Community Business (PUD-B-C) zoning district to the City of Savannah Planned Unit Development Community Business-CO (PUD-B-C-CO) zoning district.

PIN 10837 01001

Ogeechee Rd

Joshua Yellin, Agent, for S&R Savannah Partners, LLC, Property Owner

### **Additional Information**

A request to annex one (1) parcel, contiguous to the municipal boundaries, comprising approximately 30.425 acres, into the City of Savannah's corporate limits was received February 17, 2022.

Sec. 1.6 Zoning of Property Relating to New Service Delivery states: *"All property annexed into the City boundaries may by adoption by the Mayor and Aldermen retain and be incorporated into the City's zoning ordinance and official zoning map under the County's zoning district applicable to the property at the time of annexation. The "Zoning Ordinance of Chatham County, Georgia," is hereby adopted and made a part of this ordinance for this purpose. The County's zoning restrictions applicable to the said zoning district shall be incorporated into this ordinance and applied to the annexed property. In such case the suffix "CO" (for County) shall be added to the zoning district to show that the County's zoning district shall apply to the annexed property. All other provisions of this ordinance shall apply to the annexed property. Such use of the annexed property under the County's zoning district shall not be deemed nonconforming as that term is used in this ordinance but may be considered after annexation for an amendment to rezone the subject property to a zoning district in conformity with this zoning ordinance."*


**Transportation Network:** The property is adjacent to Chatham Pkwy, and a rail line, and is also south of Ogeechee Rd.

**Public Services and Facilities:** The property is not served by public water and sewer infrastructure. After annexation, the property will be served by the Savannah Police Department, Savannah Fire Rescue, and by the City of Savannah water and sanitary sewer.

### **Subject Parcel:**

Containing 30.425 acres, more or less:

Properties to the north contain a range of uses, including single-family detached dwelling units, commercial retail shopping center, and automobile-oriented services. The property is adjacent to a



rail line to the south and Chatham Pkwy to the east. Adjacent property to the west is undeveloped. The subject property is contiguous to the existing municipal limits

**Recommendation:** Staff recommends approval of the request to zone the Property addressed Ogeechee Rd from Chatham County's PUD-B-C zoning district to the City of Savannah's PUD-B-C-CO zoning district.

*Note: This recommendation was determined from the information contained in the petitioner's application and other information available to staff at the time. This recommendation may be subject to change based on information provided at the public hearing.*