



MEMORANDUM

TO: The Mayor and Aldermen of the City of Savannah

FROM: Candra Teshome, Planning and Zoning Liaison

DATE: June 11, 2020

SUBJECT: Request to rezone Feeley Avenue (PIN 20047 01001), Feeley Avenue (PIN 20048 03001), Stephens Avenue (PIN 20048 03002), Stephens Avenue (PIN 20048 03003), Stephens Avenue (PIN 20048 03004), Feeley Avenue (PIN 20048 02001), Feeley Avenue (PIN 20048 02002), Feeley Avenue (PIN 20048 01001), Heyward Avenue (PIN 20598 07001), Heyward Avenue (PIN 20598 02006), Feeley Avenue (PIN 20598 02012) File No. 20-001785-ZA

Subject Properties:

Parcel 1: Rezone 5.20 acres of property from the I-L (Light Industrial) zoning district to the I-H (Heavy Industrial) zoning district.
PIN 20047 01001
Feeley Avenue

Parcel 2: Rezone 6.00 acres of property from the I-L (Light Industrial) zoning district to the I-H (Heavy Industrial) zoning district.
PIN 20048 03001
Feeley Avenue

Parcel 3: Rezone 0.87 acres of property from the I-L (Light Industrial) zoning district to the I-H (Heavy Industrial) zoning district.
PIN 20048 03002
Stephens Avenue

Parcel 4: Rezone 0.14 acres of property from the I-L (Light Industrial) zoning district to the I-H (Heavy Industrial) zoning district.
PIN 20048 03003
Stephens Avenue

Parcel 5: Rezone 0.11 acres of property from the I-L (Light Industrial) zoning district to the I-H (Heavy Industrial) zoning district.
PIN 20048 03004
Stephens Avenue



Parcel 6: Rezone 1.07 acres of property from the I-L (Light Industrial) zoning district to the I-H (Heavy Industrial) zoning district.

PIN 20048 02001

Feeley Avenue

Parcel 7: Rezone 1.07 acres of property from the I-L (Light Industrial) zoning district to the I-H (Heavy Industrial) zoning district.

PIN 20048 02002

Feeley Avenue

Parcel 8: Rezone 1.02 acres of property from the I-L (Light Industrial) zoning district to the I-H (Heavy Industrial) zoning district.

PIN 20048 01001

Feeley Avenue

Parcel 9: Rezone 1.02 acres of property from the I-L (Light Industrial) zoning district to the I-H (Heavy Industrial) zoning district.

PIN 20598 07001

Heyward Avenue

Parcel 10: Rezone 0.51 acres of property from the I-L (Light Industrial) zoning district to the I-H (Heavy Industrial) zoning district.

PIN 20598 02006

Heyward Avenue

Parcel 11: Rezone 6.57 acres of property from the I-L (Light Industrial) zoning district to the I-H (Heavy Industrial) zoning district.

PIN 20598 02012

Heyward Avenue

Petitioner's Request

Petition of Bridget Lidy on behalf of the Mayor and Aldermen to rezone the properties at Feeley Avenue (PIN 20047 01001), Feeley Avenue (PIN 20048 03001), Stephens Avenue (PIN 20048 03002), Stephens Avenue (PIN 20048 03003), Stephens Avenue (PIN 20048 03004), Feeley Avenue (PIN 20048 02001), Feeley Avenue (PIN 20048 02002), Feeley Avenue (PIN 20048 01001), Heyward Avenue (PIN 20598 07001), Heyward Avenue (PIN 20598 02006), Feeley Avenue (PIN 20598 02012) from the I-L (Light Industrial) zoning district to the I-H (Heavy Industrial) zoning district (File No. 20-001785-ZA).



Background Information

On May 9, 2019, Mayor and Aldermen approved a motion for the exchange of real properties with Row Pine Development, LLC to include each of the parcels identified in this petition. At the time, each of the parcels was zoned I-H (Heavy Industrial). Link to agenda and minutes: [May 9, 2019 Agenda Item #39](#) and [May 9, 2019 Minutes for Agenda Item #39](#).

On July 18, 2019, Mayor and Aldermen approved a new zoning ordinance and map, referred to as NewZO, which went into effective on September 1, 2019. When the approval occurred, these parcels were rezoned from the I-H (Heavy Industrial) zoning district to the I-L (Light Industrial) zoning district. To correct the scrivener's error with NewZO, the parcels need to be rezoned to I-H to reflect the agreement approved on May 9, 2019.

Per Article 5 Sec. 5.17.1(d), the purpose of the Heavy Industrial zoning district is to, *"...provide sites for activities which involve large-scale warehousing, processing, manufacturing facilities, major transportation terminals and waste-related facilities that have a greater impact on the surrounding area than industries found in the IL-T and IL districts. It is the intent of this district to provide an environment for industries that is unencumbered by nearby non-industrial development."*

Per Article 5 Sec. 5.17.1(c), the purpose of the Light Industrial zoning district is 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."*

The Heavy Industrial zoning district is the most intense of the industrial district zoning classifications. Following are the uses allowed in the Heavy Industrial and Light Industrial zoning districts:

IL (Light Industrial)	√= Permitted Use L= Limited Use S=Special Use	Use Standards
Bar; tavern	L	Sec. 8.4.30 and Sec. 7.14
Nightclub	S	Sec. 8.4.31 and Sec. 7.14
Restaurant	L	Sec. 8.4.32 , Sec. 8.7.24 and Sec. 7.14
Food Truck Park	L	Sec. 8.4.50
Retail consumption dealer (on premise consumption of alcohol)	L	Sec. 8.7.24 and Sec. 7.14
Ancillary retail dealer (off-premise consumption of alcohol)	√	Sec. 8.7.24 and Sec. 7.14
Winery; Meadery; Cidery	√	Sec. 7.14
Brewery, Micro	√	Sec. 7.14
Heavy equipment/Heavy vehicle sales,rentals and leasing	L	Sec. 8.4.38
Vehicle Service, Heavy equipment/Heavy vehicle	L	Sec. 8.4.41
Vehicle service, minor	L	Sec. 8.4.42
Vehicle service, major	L	Sec. 8.4.43
Vehicle towing and impound facility	L	Sec. 8.4.44
Vehicle wash, full or self-service	L	Sec. 8.4.45
Watercraft sales, repair and service	L	Sec. 8.4.46
All adult-oriented businesses	L	Sec. 8.4.47
Dock, Commercial	√	
Boat Yard	L	Sec. 8.4.48
Watercraft Launch/Ramp	√	
Container Storage Yard	L	Sec. 8.5.1
Outdoor Storage Yard	L	Sec. 8.5.2
Warehousing	√	
Dry cleaning/Laundry plant	√	
Salvage yard/Recycling facility	S	Sec. 8.5.3
Manufacturing, Artisan/Craft	L	Sec. 8.5.4
Manufacturing, Limited/Light	L	Sec. 8.5.5
Manufacturing, General	L	Sec. 8.5.6
Research, testing and development laboratory	L	Sec. 8.5.8
Mulch or compost processing, Class 2	S	Sec. 8.5.10
Mulch or compost processing, Class 6	L	Sec. 8.5.10
Recycling collection facility	√	Sec. 8.5.11
Solid waste transfer station	S	Sec. 8.5.13
Airport, airfield; Heliport	S	Sec. 8.6.1 , Sec. 8.7.10 , and Sec. 7.2
Intermodal freight yard	√	
Passenger terminal	√	



IL (Light Industrial)	✓= Permitted Use L= Limited Use S=Special Use	Use Standards
Railyard	✓	
Transportation dispatch and storage	✓	Sec. 8.6.3
Vehicle and freight terminal	✓	
Broadcast transmission tower	S	
Utilities, major	✓	
Utilities, minor	✓	

IH (Heavy Industrial)	√= Permitted Use L= Limited Use S=Special Use	Use Standards
Agriculture, personal	√	
Park, general	√	
Police/fire station or substation	√	
Emergency Medical Services (EMS) substation/ Ambulance Service	√	Sec. 8.3.5
College, university, seminary	√	Sec. 8.3.13 and Sec. 8.7.15
Educational building used by a college, university or seminary	√	Sec. 8.3.13 and Sec. 8.7.15
School, trade, vocational or business	√	
Office, general	√	Sec. 8.4.1
Consumer Fireworks Retail Sales Facility	L	Sec. 8.4.49 and Sec. 8.8.3(a)
Fuel/gas station	L	Sec. 8.4.14
Warehouse or Office Showroom / Flex Space	√	Sec. 8.4.23
Crematorium	L	Sec. 8.4.27
Event Venue	√	
Dry Cleaner/Laundry, Neighborhood	√	
Distillery, craft,	√	Sec. 7.14
Bar; tavern	L	Sec. 8.4.30 and Sec. 7.14
Nightclub	L	Sec. 8.4.31 and Sec. 7.14
Restaurant	L	Sec. 8.4.32 , Sec. 8.7.24 and Sec. 7.14
Food Truck Park	L	Sec. 8.4.50
Retail consumption dealer (on premise consumption of alcohol)	L	Sec. 8.7.24 and Sec. 7.14
Winery; Meadery; Cidery	√	Sec. 7.14
Brewery, Micro	√	Sec. 7.14
Vehicle Service, Heavy equipment/Heavy vehicle	L	Sec. 8.4.41
Vehicle towing and impound facility	L	Sec. 8.4.44
Watercraft sales, repair and service	L	Sec. 8.4.46
All adult-oriented businesses	L	Sec. 8.4.47
Dock, Commercial	√	
Boat Yard	L	Sec. 8.4.48
Watercraft Launch/Ramp	√	
Container Storage Yard	L	Sec. 8.5.1
Outdoor Storage Yard	L	Sec. 8.5.2
Warehousing	√	
Dry cleaning/Laundry plant	√	
Salvage yard/Recycling facility	S	Sec. 8.5.3
Manufacturing, Limited/Light	L	Sec. 8.5.5
Manufacturing, General	L	Sec. 8.5.6
Manufacturing, Intensive	L	Sec. 8.5.7

IH (Heavy Industrial)	√= Permitted Use L= Limited Use S=Special Use	Use Standards
Research, testing and development laboratory	L	Sec. 8.5.8
Solid waste and industrial landfill facility	√	Sec. 8.5.9
Mulch or compost processing, Class 2	S	Sec. 8.5.10
Mulch or compost processing, Class 3, 4 or 5	S	Sec. 8.5.10
Mulch or compost processing, Class 6	L	Sec. 8.5.10
Recycling collection facility	√	Sec. 8.5.11
Waste incinerator	S	Sec. 8.5.12
Solid waste transfer station	S	Sec. 8.5.13
Airport, airfield; Heliport	S	Sec. 8.6.1 , Sec. 8.7.10 , and Sec. 7.2
Intermodal freight yard	√	
Passenger terminal	√	
Railyard	√	
Transportation dispatch and storage	√	Sec. 8.6.3
Vehicle and freight terminal	√	
Broadcast transmission tower	S	
Utilities, major	√	
Utilities, minor	√	

The Future Land Use (FLU) Category for the parcels is Downtown Expansion. The Heavy Industrial zoning district is allowed in the Light Industrial-Transition, Light Industrial or Heavy Industrial FLU categories. The existing FLU category will require revision.