



**MEMORANDUM**

TO: The Mayor and Aldermen of the City of Savannah

FROM: Candra Teshome, Planning and Zoning Liaison

DATE: May 28, 2020

SUBJECT: Request to rezone 400 Fort Argyle Road (PIN 21034 01058) and 450 Fort Argyle Road (21034 01059) File No. 20-001807-ZA

**Subject Properties:**

Parcel 1: Rezone a portion of the parcel from the B-C (Community Business) zoning district to the I-L (Light Industrial) zoning district.  
PIN 21034 01058  
400 Fort Argyle Road

Parcel 2: Rezone a portion of the parcel from the B-C (Community Business) zoning district to the I-L (Light Industrial) zoning district.  
PIN 21034 01059  
450 Fort Argyle Road

**Petitioner's Request**

Petition of Bridget Lidy on behalf of the Mayor and Aldermen to rezone the property at 400 Fort Argyle Road (PIN 21034 01058) from the B-C zoning district to the I-L zoning district and to rezone a 650 feet frontage portion of 450 Fort Argyle Road (21034 01059) from the B-C zoning district to the I-L zoning district (File No. 20-001807-ZA).

**Background Information**

**Parcel 1:** 400 Fort Argyle Road (PIN 21034 01058)

On December 9, 2004 and February 16, 2006, the Mayor and Aldermen annexed the parcel, as part of larger tracts, from unincorporated Chatham County. At the time of the annexation, the parcel retained its Chatham County R-A zoning classification.

On May 12, 2016, the Mayor and Aldermen approved a petition to rezone the parcel from the R-A-CO (Residential -Agriculture / Annexed) zoning district to the BG (General Business) and I-L zoning districts. The petitioner intended to develop the parcel and construct a warehouse and textile manufacturing facility. Upon a recommendation from the Metropolitan Planning Commission, the Mayor and Aldermen approved the rezoning of the "Frontage Portion 650 Feet from Fort Argyle Road" from the R-A-CO zoning



district to the BG-2 (General-business, Transition 2). The remaining rear portion of the parcel was rezoned to I-L (Light Industrial) zoning districts per File No. 16-001497-ZA.

The purpose of BG-2 zoning district was to create and protect older mixed use residential/commercial areas of the city in which compatible business and industrial-like activities are permitted in proximity to residential uses. The City of Savannah deemed the requested principal use # 83(a), *Light Industrial* subsection (i) *Products from cloth and canvas* under the previous zoning ordinance. The petitioner received an approval for the development of the property with a two-story mixed-use nonresidential metal building containing 50,000 square feet to be constructed on the B-G portion of the parcel.

On July 18, 2019 and in conjunction with the new zoning ordinance, effective September 1, 2019 the parcel was rezoned from the B-G/I-L zoning districts to the B-C/I-L zoning districts, with the frontage portion being downzoned to B-C (Community Business). The B-C zoning district does not allow, by right, the petitioner's previously approved use and; therefore, the rezoning has created a non-conforming parcel. The purpose of the requested rezoning is to correct the scrivener's error and bring the parcel back into conformity.

The Future Land Use (FLU) Category for this parcel may remain the same, Industry-Light.

**Parcel 2:** 450 Fort Argyle Road (PIN 21034 01059)

This parcel underwent the same zoning actions, including annexation and rezoning under File No. 16-001497-ZA, as Parcel 1 of this petition. The purpose of the requested rezoning is to correct the scrivener's error and bring the parcel back into conformity.

The Future Land Use (FLU) Category for this parcel may remain the same, Industry-Light.