



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: NOVEMBER 20, 2018

TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH

FROM: METROPOLITAN PLANNING COMMISSION

SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

Petition to Rezone Property

Lewis Commercial Properties, LLC - Owner

Chad R. Zittrouer, Kern & Company - Agent

Fort Argyle Road

Aldermanic District: 5 - Shabazz

County Commission District: 7 - Kicklighter

Property Identification Number: 2-1037-01-001

File No. 18-005935-ZA

MPC ACTION:

Approval of the request to rezone the subject property from an R-A-CO (Residential-Agriculture-County) zoning classification to a PDR (Planned Development-Reclamation) zoning classification.

MPC STAFF RECOMMENDATION:

Approval of the request to rezone the subject property from an R-A-CO (Residential-Agriculture-County) zoning classification to a PDR (Planned Development-Reclamation) zoning classification.

MEMBERS PRESENT: 10 + Vice Chairman

Ellis Cook, Vice-Chairman
Thomas Branch
Travis Coles
Karen Jarrett
Tanya Milton
Wayne Noha
Eula Parker
Lee Smith

Linder Suthers
Joseph Welch
Tom Woiwode

PLANNING COMMISSION VOTE: Approve Staff Recommendation (11-0)

APPROVAL Votes: 11	DENIAL Votes: 0	ABSENT
Branch Cook Coles Jarrett Milton Noha Parker Smith Suthers Woiwode Welch		Ervin Hernandez Manigault

Respectfully submitted,

Melanie Wilson
Executive Director

/jh

Enclosure

cc Luciana Spracher, Interim Clerk of Council
Brooks Stillwell, City Attorney
Lester B. Johnson, Assistant City Attorney
Jennifer Herman, Assistant City Attorney
Beth Barnes, Department of Inspections


MOL



Chatham County - Savannah Metropolitan Planning Commission

November 20, 2018 Regular MPC Meeting

Title

ZONING MAP AMENDMENT | Fort Argyle Road | R-A-CO (Residential-Agriculture-County) to PDR (Planned Development-Reclamation) | MPC File No. 18-005935-ZA

Description

A request to rezone a 151-acre tract of land on the east side of Fort Argyle Road north of Bush Rd., from R-A-CO (Residential-Agriculture-County) to PDR (Planned Development - Reclamation).

Recommendation

MPC staff recommends **approval** of the request to rezone the subject property from an R-A-CO (Residential-Agriculture-County) zoning classification to a PDR (Planned Development-Reclamation) zoning classification. Permits will need to be obtained from GDOT for access from Fort Argyle Road and from the Army Corps of Engineers for wetland impacts.

Contact

Financial Impact

Review Comments

Attachments

- 🔗 [Maps 005935-ZA.pdf](#)
- 🔗 [Table 2 - R-A List of Uses.pdf](#)
- 🔗 [Application 5935.pdf](#)
- 🔗 [Staff Report-18-005935-ZA-MAP and 18-005960-PLAN.pdf](#)
- 🔗 [REVISED_GDP - LANYARD DEVELOPMENT INC_LEWIS TRACT-GDP11.14.18.pdf](#)



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TO: THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH

FROM: METROPOLITAN PLANNING COMMISSION

SUBJECT: MPC RECOMMENDATION

PETITION REFERENCED:

Petition to Rezone Property
Lewis Commercial Properties, LLC - Owner
Chad R. Zittrouer, Kern & Company - Agent
Fort Argyle Road
Aldermanic District: 5 - Shabazz
County Commission District: 7 - Kicklighter
Property Identification Number: 2-1037-01-001
File No. 18-005960-PLAN

MPC ACTION:

Approval of the general development plan. Permits will need to be obtained from GDOT for access from Fort Argyle Road and from the Army Corps of Engineers for wetland impacts.

MPC STAFF RECOMMENDATION:

Approval of the general development plan. Permits will need to be obtained from GDOT for access from Fort Argyle Road and from the Army Corps of Engineers for wetland impacts.

MEMBERS PRESENT: 10 + Vice Chairman

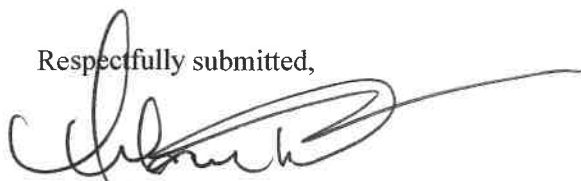
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PLANNING COMMISSION VOTE: Approve Staff Recommendation (11-0)

APPROVAL Votes: 11	DENIAL Votes: 0	ABSENT
Branch Cook Coles Jarrett Milton Noha Parker Smith Suthers Woiwode Welch		Ervin Hernandez Manigault

Respectfully submitted,



Melanie Wilson
Executive Director

/jh

Enclosure

cc Luciana Spracher, Interim Clerk of Council
Brooks Stillwell, City Attorney
Lester B. Johnson, Assistant City Attorney
Jennifer Herman, Assistant City Attorney
Beth Barnes, Department of Inspections



MDL



Chatham County - Savannah Metropolitan Planning Commission

November 20, 2018 Regular MPC Meeting

Title

SITE PLAN REVIEW | Fort Argyle Road | General Development Plan | MPC File No. 18-005960-PLAN

Description

A request to approve a general development plan for a surface mining-borrow pit on a 151-acre parcel located on the east side of Fort Argyle Road, north of Bush Road. Approximately 45.3 acres are proposed to be disturbed for use as a borrow pit.

Recommendation

MPC staff recommends **approval** of the general development plan. Permits will need to be obtained from GDOT for access from Fort Argyle Road and from the Army Corps of Engineers for wetland impacts.

Contact

Financial Impact

Review Comments

Attachments

🔗 [Staff Report-18-005935-ZA-MAP and 18-005960-PLAN.pdf](#)

🔗 [REVISED_GDP - LANYARD DEVELOPMENT INC_LEWIS TRACT-GDP11.14.18.pdf](#)



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

TO: The Mayor and Aldermen of the City of Savannah

FROM: The Metropolitan Planning Commission

DATE: November 20th, 2018

SUBJECT: Petition to Rezone Property
Lewis Commercial Properties, LLC - Owner
Chad R. Zittrouer, Kern & Company - Agent
Fort Argyle Road
Aldermanic District: 5 - Shabazz
County Commission District: 7 - Kicklighter
Property Identification Number: 2-1037-01-001
File No. 18-005935-ZA

NOTE: As the general development plan is tied to the rezoning, this report represents the review of both the rezoning request and the proposed general development plan.

Issue:

The petitioner, Chad R. Zittrouer as agent for Lewis Commercial Properties, LLC, is requesting to rezone a 151-acre tract of land from an existing R-A-CO (Residential-Agriculture-County) zoning classification to a PDR (Planned Development-Reclamation) zoning classification. The property is located on the east side of Fort Argyle Road, north of Bush Road. The petitioner is also seeking approval of a general development plan (18-005960-PLAN) as required by the PDR district regulations.

Background:

The subject site is located on the east side of Fort Argyle Road, north of Bush Road. The petitioner is requesting to rezone the property to permit surface mining (borrow pit). The subject site contains approximately 151 acres, of which approximately 45.3 acres would be disturbed for use as a borrow pit. The site contains approximately 62.5 acres of wetland. A specific re-use plan has not been submitted.

Facts and Findings:

1. **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 in various locations around the site.

2. **Site.** The site contains approximately 151 acres, of which 65 acres are classified as wetlands. The proposed borrow site comprises 45.3 upland acres. The site is currently undeveloped and contains a significant number of trees.
3. **Existing Zoning and Development Pattern:** The land uses and zoning districts surrounding the subject site include:

<u>Location</u>	<u>Land Use</u>	<u>Zoning</u>
North	Vacant/Conservation	PUD [1]
South	Residential/Agriculture	R-A [2]
East	Surface Mining	PUD [1]
West	Vacant	R-A [2]

[1] Planned Unit Development

[2] Residential Agriculture (County)

4. **Zoning History:** Although the proposed project site has little zoning history, the immediate area has been subject to numerous zoning changes in recent years. The area continues to transition from a largely undeveloped, rural setting to one of planned communities, including New Hampstead. Belford PUD, to the east, is currently utilized as a borrow pit.

The subject property was annexed by the City of Savannah in 2006. Per Section 8-3021(A) of the city's Zoning Ordinance, all property that is brought into municipal boundaries shall maintain its existing county zoning classification unless subsequently rezoned into a city zoning district. As the Savannah Zoning Ordinance adopts the Chatham County Zoning Ordinance by reference, the subject site is currently subject to the county's R-A district standards. The (CO) suffix indicates that the property was annexed by the City of Savannah.

5. **Existing RA-CO Zoning District:**

- a. **Intent of the R-A District:** The intent of the county's R-A zoning 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. **Development Standards:** The development standards for the county's R-A district are outlined in **Table 1** at the end of this report.
 - c. **Permitted Uses:** The uses allowed in the R-A district appear in **Table 2**, attached to this report. Permitted uses include but are not limited to: single and two-family residential; accessory farm dwelling units; public parks; cemeteries; hospitals and medical centers; and sewage treatment facilities.
6. **Proposed PDR Zoning District:**
 - a. **Intent of the PDR District:** According to the Zoning Ordinance, the purpose of the PDR district is to, *"permit the filling and surface mining of land in a manner which ensures that the operation of such activity does not adversely affect the ecology or the use and enjoyment of surrounding properties and that, upon a timely conclusion of any excavation activity, a reuse plan to permanently establish the site as either a landfill or a lake site with no landfill of excavated areas is implemented which will render the property aesthetically compatible with surrounding uses and in a safe condition."*
 - b. **Development Standards:** The development standards for the PDR district are outlined in **Table 1** at the end of this report.
 - c. **Proposed Development Standards:** Permitted uses in the PDR district are limited to surface mining, landfill operations, and associated activities.
7. **General Development Plan:** Per Section 8-3042, a general development plan shall accompany a zoning application requesting a PDR district. The general development plan shall include a plat of the site, a generalized land use plan for the area (including a statement of proposed use or reuse of the property as either a landfill or a lake), and the time schedule for start and completion of surface mining and landfill activities.

The petitioner has submitted a general development plan denoting the limits of the proposed surface mining operation (approximately 45.3 acres of upland area). The general development plan states an approximate mining length of 3 years from the approval date with the following load information:

- *Mining 225 days/year x 3 years = 675 days of mining.*
- *675 days x 80 loads per day = 54,000 loads*
- *54,000 loads x 12 cubic yards per load = 648,000 cubic yards*

While a specific re-use plan has not been submitted, the general development plan states that the entire mine pit will be filled or left as a lake and will be permanently vegetated.

8. **Surface Mining and Landfill Operation Standards.** Section 8-3042(f) outlines standards applicable to surface mining and landfill operations. While many of these standards will be assessed during the specific development plan stage, the general development plan shall be consistent with these standards. Hours of operation will be limited to between sunrise and sunset, meeting Ordinance requirements.
9. **Land Use Element:** The Chatham County-Savannah Comprehensive Plan Future Land Use Map designates the subject property as Planned Development. The Planned Development designation is defined as, *“master planned areas accommodating cluster development, neotraditional development, or mixed residential, commercial, or civic uses. Such developments are characterized by internal or external linkages among residential, commercial, institutional, or recreational use components [...].”*

The PDR district is consistent with Planned Development future land use designation.
10. **Public Services and Facilities:** The property is not served by public water or sewer systems.
11. **Transportation Network:** Per the general development plan, the mining operation will be accessed from Fort Argyle Road via a 60 ft.-wide access easement. A GDOT encroachment permit will be required for new access from Fort Argyle Road. The access easement, as proposed, crosses through a delineated wetland area. Permits will need to be obtained from the U.S Army Corps of Engineers to impact wetland areas.

SUMMARY OF FINDINGS

1. *Will the proposed zoning district permit uses that would create traffic volumes, noise level, odor, airborne particulate matter, visual blight, reduce light or increased density of development that would adversely impact the livability or quality of life in the surrounding neighborhood?*

Yes ___ No X

2. *Will the proposed zoning district permit uses that would adversely impact adjacent and nearby properties by rendering such properties less desirable and therefore less marketable for the type of development permitted under the current zoning?*

Yes X No ___

3. *Will the proposed zoning district permit uses that would generate a type or mix of vehicular traffic on a street or highway that is incompatible with the type of land use development along such street or highway?*

Yes ___ No X

4. *Will the proposed zoning district permit uses that would generate greater traffic volumes at vehicular access points and cross streets than is generated by uses permitted under the current zoning district to the detriment of maintaining acceptable or current volume capacity (V/C) ratio for the streets that provide vehicular access to the proposed zoning district and adjacent and nearby properties?*

Yes ___ No X

5. *Will the proposed zoning district permit uses or scale of development that would require a greater level of public services such as drainage facilities, utilities, or safety services above that required for uses permitted under the current zoning district such that the provision of these services will create financial burden to the public?*

Yes ___ No X

6. *Will the proposed zoning district permit uses or scale of development that would adversely impact the improvement or development of adjacent and nearby properties in accordance with existing zoning regulations and development*

controls deemed necessary to maintain the stability and livability of the surrounding neighborhood?

Yes ____ No X

7. *Will the proposed zoning district permit development that is inconsistent with the comprehensive land use plan?*

Yes ____ No X

ALTERNATIVES:

1. Recommend approval of the petitioner's request as presented.
2. Recommend denial of the petitioner's request.
3. Recommend denial of the petitioner's request and recommend an alternative classification.

POLICY ANALYSIS:

The proposed rezoning could negatively impact the few existing residential uses to the south. However, the proposed borrow pit is compatible with the existing borrow pit to the east and the vacant land to the north and west.

RECOMMENDATION:

The Metropolitan Planning Commission recommends **approval** of the request to rezone the subject property from an R-A-CO (Residential-Agriculture-County) zoning classification to a PDR (Planned Development-Reclamation) zoning classification.

Table 1: Comparison of Development Standards for the Existing R-A and Proposed PDR Zoning Districts		
	R-A District	PDR District
Minimum Lot Area	Detached single-family dwellings (no public water/sewer): 32,000 sq. ft.	N/A
Minimum Lot Width	Detached single-family dwellings (no public water/sewer): 100 ft.	N/A
Front Yard Setback	85. ft. from center-line of arterial street	N/A
Minimum Side Yard Setback	15 ft.	N/A
Minimum Rear Yard Setback	35 ft.	N/A
Maximum Height	36 ft.	N/A
Maximum Building Coverage	40%	N/A
Maximum Density	N/A	N/A

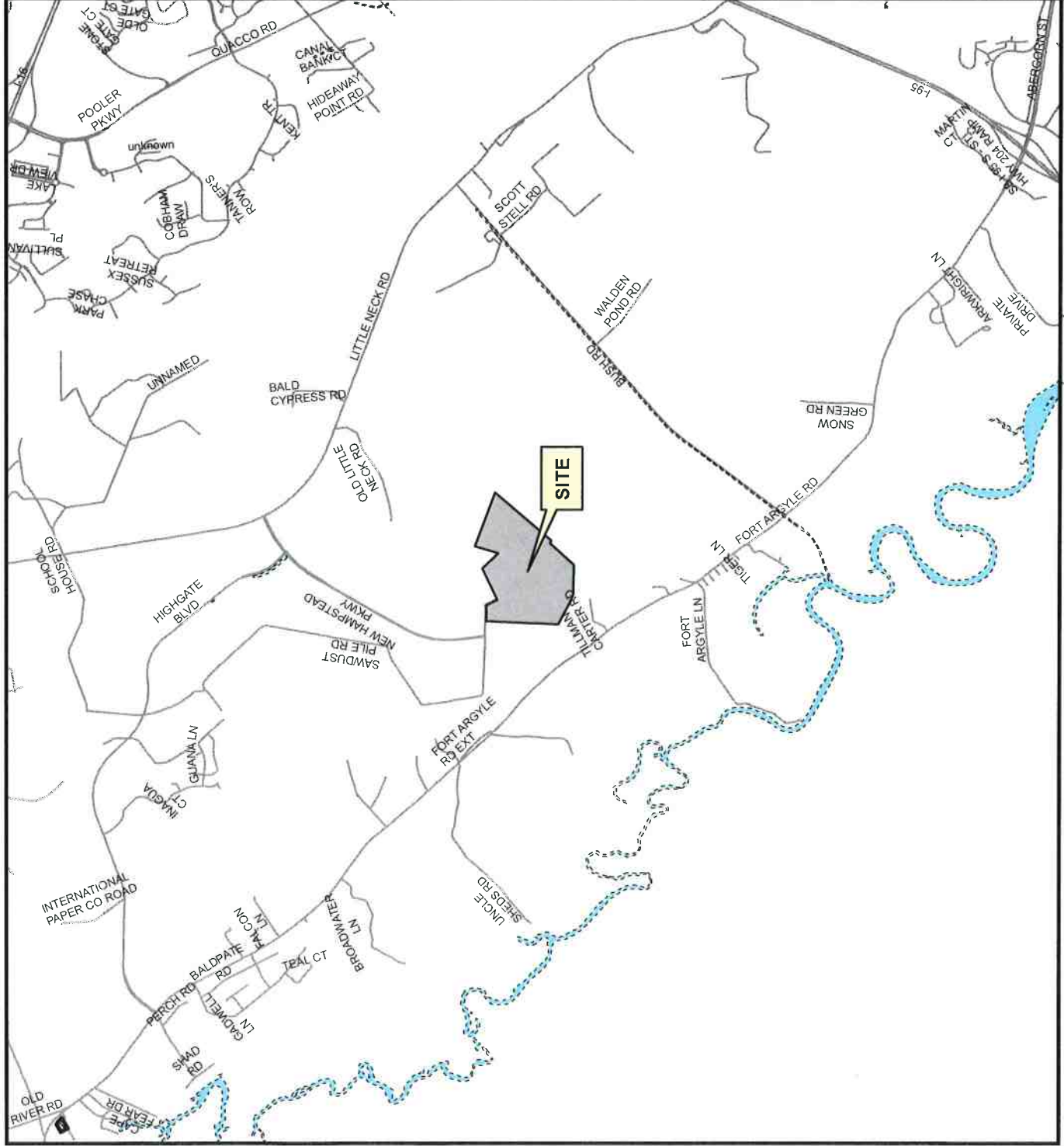
VICINITY MAP

FILE # 18-005935-ZA
Aldermanic District: 5 (Shabazz)
Commission District: 7 (Kicklighter)
Neighborhood: New
Hampstead/Belford Area
PIN(s): See Map

10/29/2018



CHATHAM COUNTY - SAVANNAH
METROPOLITAN PLANNING COMMISSION
110 E. STATE ST. SAVANNAH, GA 31412-8246 PHONE 912-651-1440



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1 inch = 4,000 feet

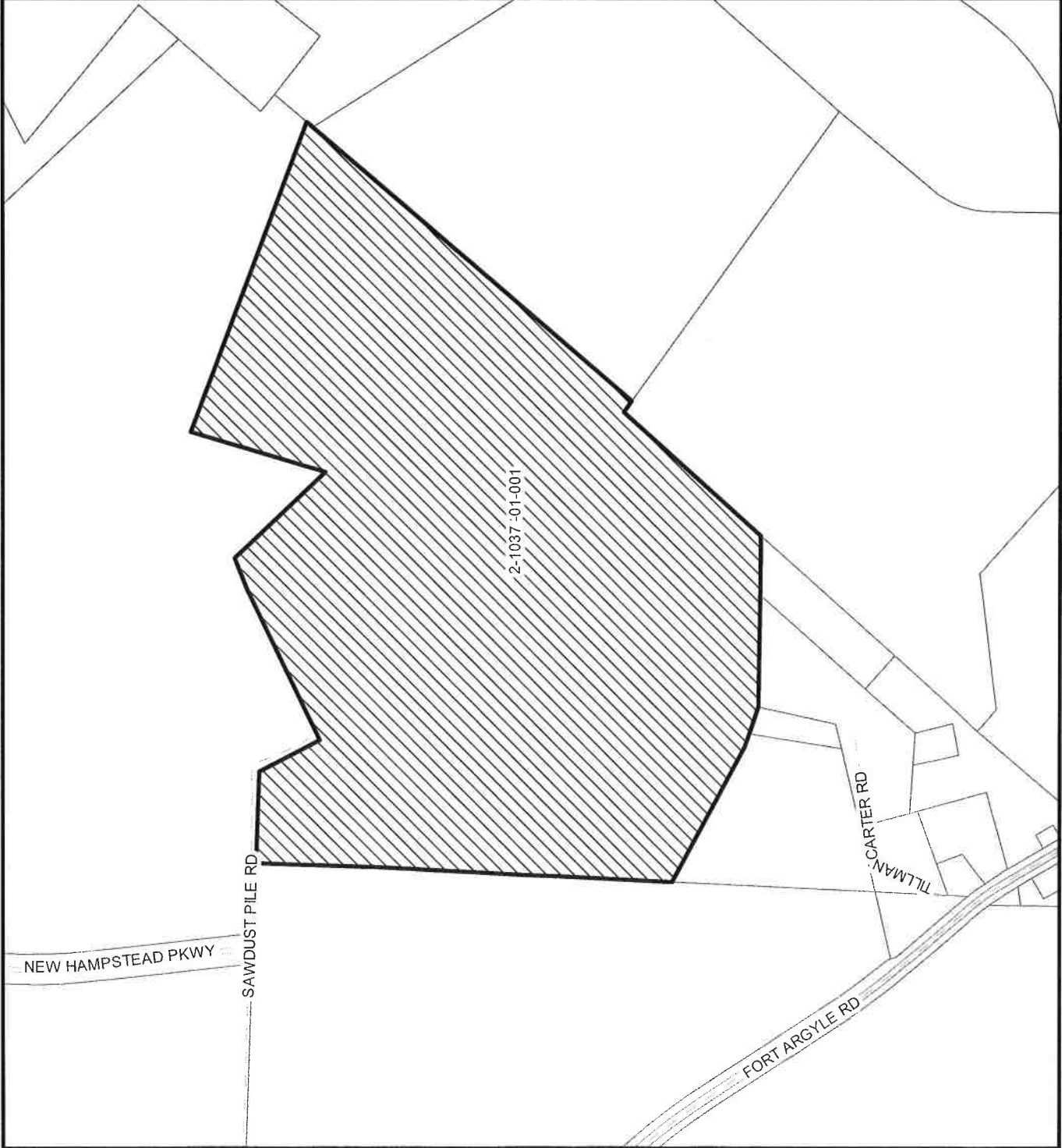
TAX MAP

FILE # 18-005935-ZA
Aldermanic District: 5 (Shabazz)
Commission District: 7 (Kicklighter)
Neighborhood: New
Hampstead/Belford Area
PIN(s): See Map

10/29/2018



CHATTHAM COUNTY - SAVANNAH
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D

1 inch = 700 feet



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ZONING MAP

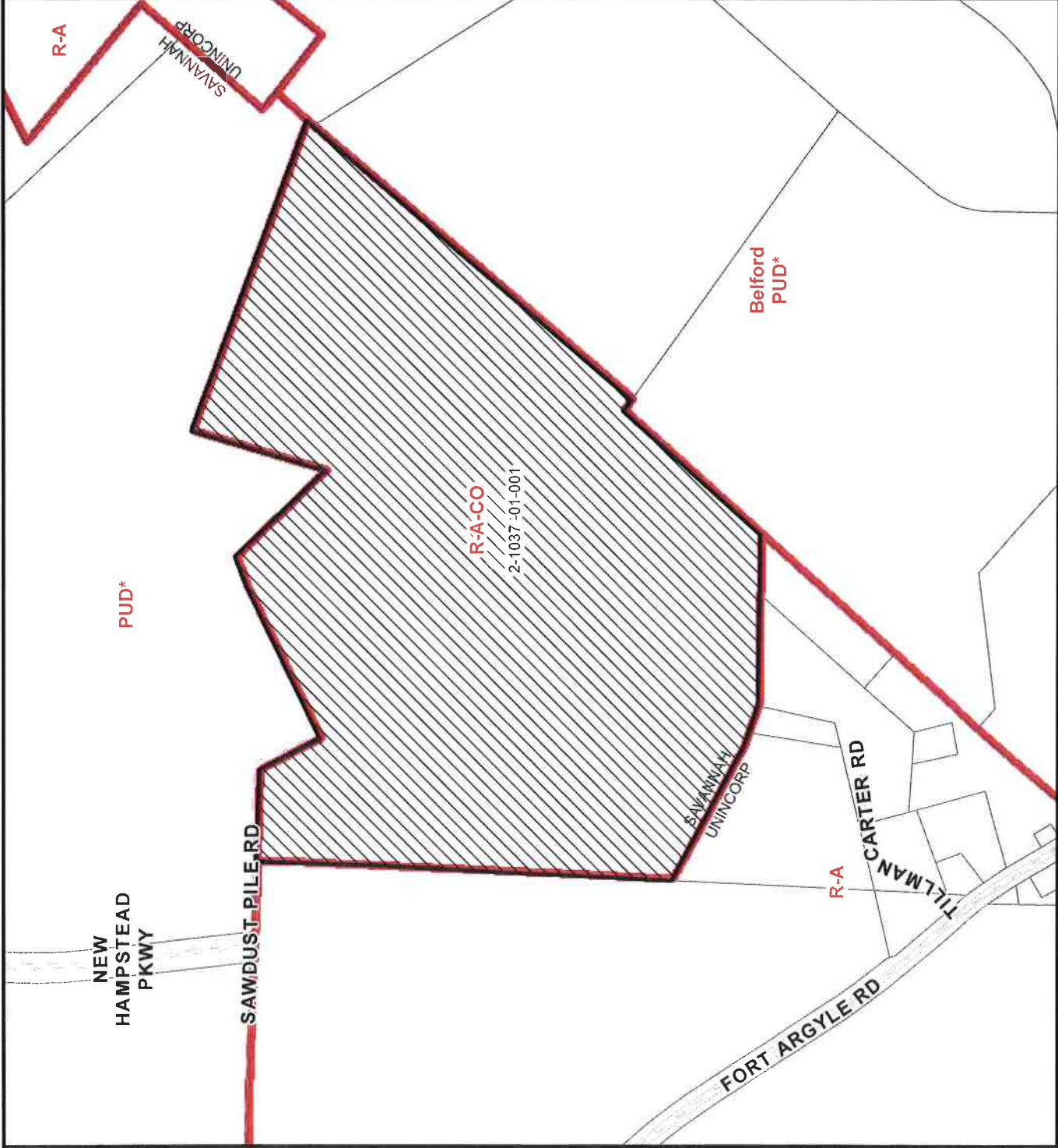
FILE # 18-005935-ZA
 Aldermanic District: 5 (Shabazz)
 Commission District: 7 (Kicklighter)
 Neighborhood: New
 Hampstead/Belford Area
 PIN(s): See Map

 Current property zoning(s)
 R-A-CO
 Proposed property zoning:
 PDR

10/29/2018



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1 inch = 700 feet

D

AERIAL MAP

FILE # 18-005935-ZA
Aldermanic District: 5 (Shabazz)
Commission District: 7 (Kicklighter)
Neighborhood: New
Hampstead/Belford Area
PIN(s): See Map

10/29/2018



CHATHAM COUNTY - SAVANNAH
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110 E. STATE ST. SAVANNAH, GA 31402-5246 PHONE 912-691-1440



SAGIS

D

1 inch = 700 feet



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FUTURE LAND USE

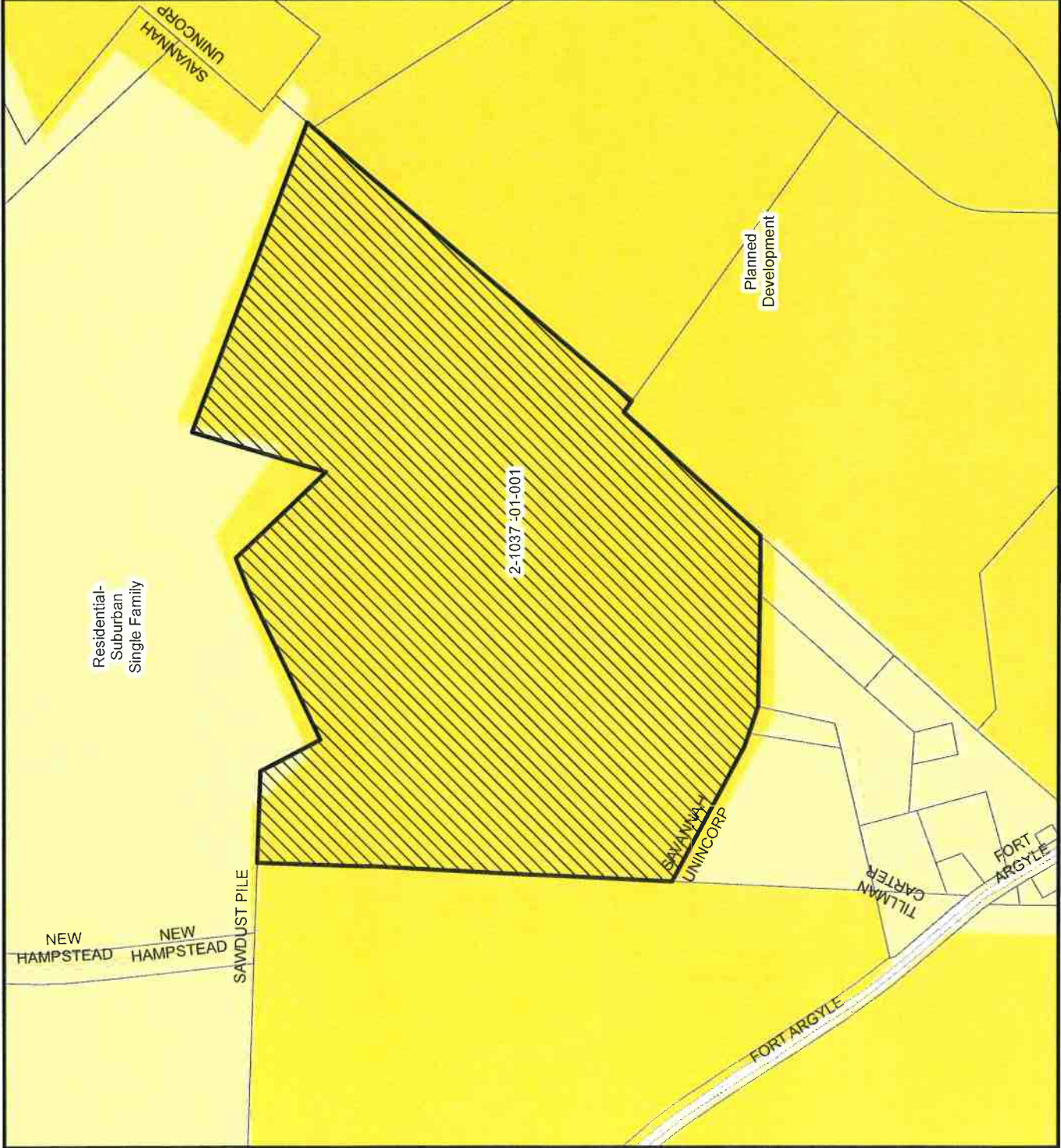
FILE # 18-005935-ZA
Aldermanic District: 5 (Shabazz)
Commission District: 7 (Kicklighter)
Neighborhood: New
Hampstead/Belford Area
PIN(s): See Map

- Downtown
- Downtown- Expansion
- Traditional Commercial
- Traditional Neighborhood
- Commercial- Neighborhood
- Commercial- Suburban
- Commercial- Regional
- Commercial- Marine
- Residential- Suburban Single Family
- Residential- Single Family
- Residential- General
- Planned Development
- Planned Campus
- Agriculture/Forestry
- Industry- Light
- Industry- Heavy
- Civic/Institutional
- Transportation/Communication/Utility
- Parks/Recreation
- Conservation
- Conservation- Residential
- Tidal Marsh
- Open Water
- Transition
- Surface Mine
- Landfill
- Right of Way
- AICO+Marsh
- AICO+Water
- AICO+Industry- Light
- AICO+Right of Way
- AICO+Suburban Single Family Residential

10/29/2018



CHATAM COUNTY - SAVANNAH
METROPOLITAN PLANNING COMMISSION
110 E. STATE ST. SAVANNAH, GA 31412-5246 PHONE 912-651-1440



Residential-
Suburban
Single Family

Planned
Development

2-1037-01-001

SAVANNAH
UNINCORP

TILMAN
CARTER

FORT
ARGYLE

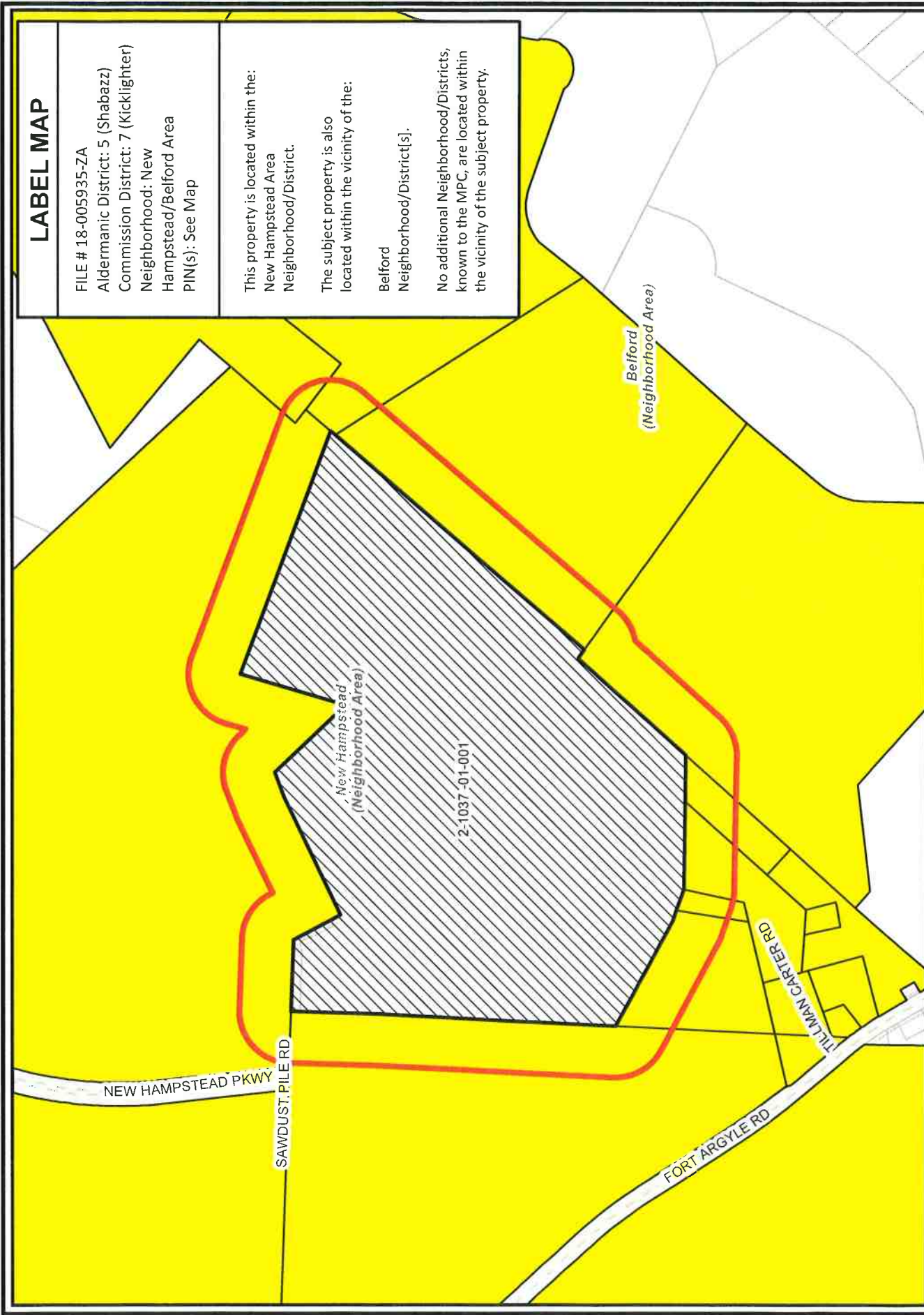
FORT ARGYLE

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1 inch = 700 feet

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LABEL MAP

FILE # 18-005935-ZA

Aldermanic District: 5 (Shabazz)

Commission District: 7 (Kicklighter)

Neighborhood: New

Hampstead/Belford Area

PIN(s): See Map

This property is located within the:
New Hampstead Area
Neighborhood/District.

The subject property is also
located within the vicinity of the:

Belford
Neighborhood/District[s].

No additional Neighborhood/Districts,
known to the MPC, are located within
the vicinity of the subject property.

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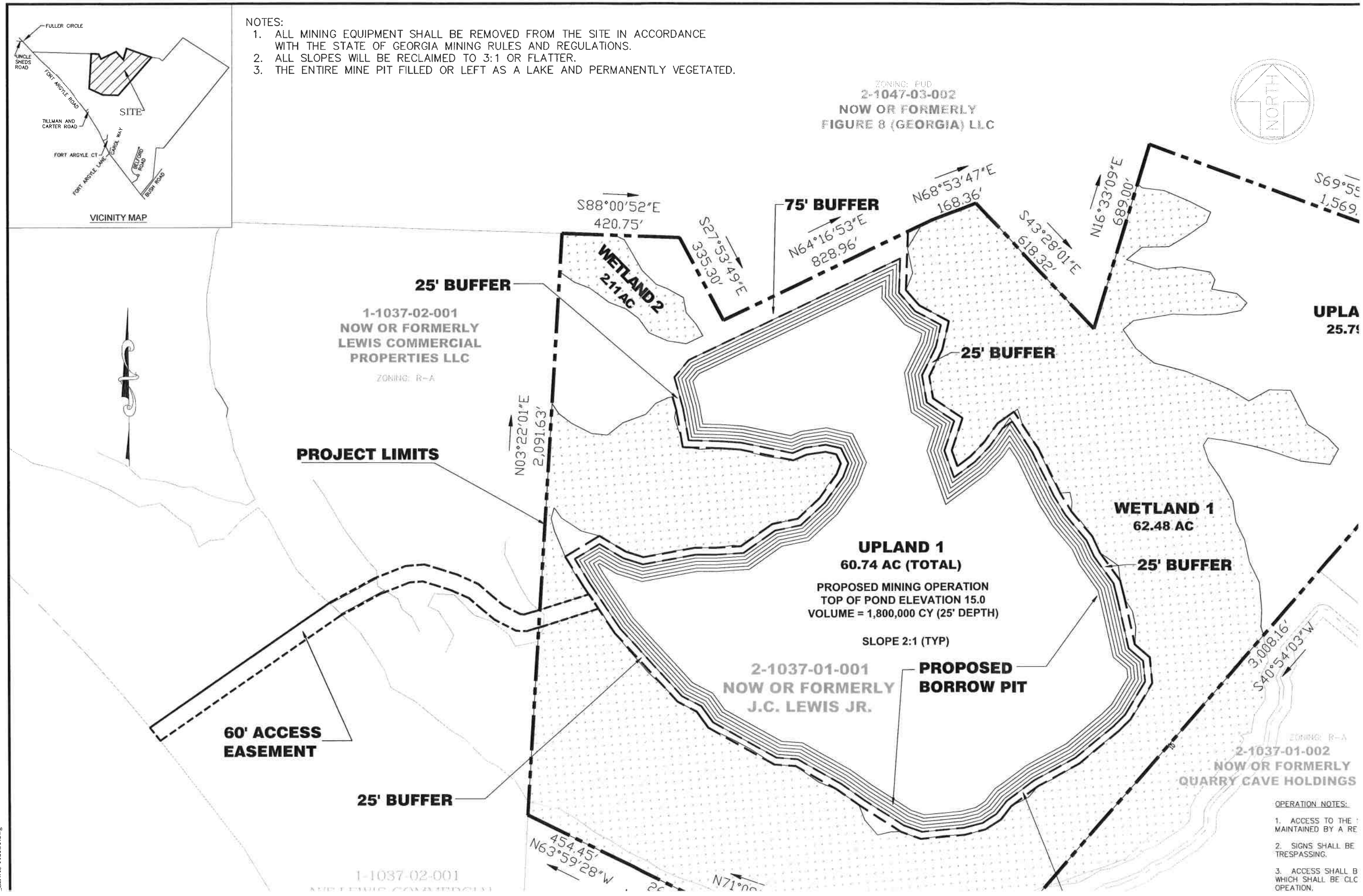
Date: 10/29/2018

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D



LEWIS TRACT.dwg