



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:** June 3, 2025  
**TO:** THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH  
**FROM:** METROPOLITAN PLANNING COMMISSION  
**SUBJECT:** Zoning Map Amendment

**PETITION REFERENCED:**

**Owner:** Thomas B. Sayers

**Petitioner:** Dennis Hoffman

**Agent:** Harold B. Yellin

**Address:** 4119 Ogeechee Rd

**Alderman District:** N/A (County Parcel – Annexation Pending)

**County Commission District:** 5 – Tanya Milton

**Property Identification Number:** 10791 02007

**Petition File Number:** 25-002530-ZA

**MPC ACTION:**

The Planning Commission recommends **approval** of the request to rezone the parcel at 4119 Ogeechee Road from its present County P-B (Planned Business) designation to City B-C (Community Business) zoning district.

**MPC STAFF RECOMMENDATION:**

MPC Staff recommends **approval** of the request to rezone the parcel at 4119 Ogeechee Road from its present County P-B (Planned Business) designation to City B-C (Community Business) zoning district.

**MEMBERS PRESENT:** 12

Traci Amick  
Laureen Boles  
Travis Coles – Vice Chair  
Joseph Ervin  
Karen Jarrett – Chairwoman  
Michael Kaigler  
Jeff Notrica  
Stephen Plunk  
Coren Ross  
Joseph Welch  
Amanda Wilson  
Tom Woiwode

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

APPROVAL Votes: 12	DENIAL Votes:	ABSENT	Abstain	Recused
Amick Boles Coles Ervin Jarrett Kaigler Notrica Plunk Ross Welch Wilson Woiwode		Melder Stephens		



Respectfully submitted,



Melanie Wilson  
Executive Director and CEO

MW/sh

Enclosure

cc Mark Massey, Clerk of Council  
Lester B. Johnson, Assistant City Attorney  
Jennifer Herman, Assistant City Attorney  
Bridget Lidy, Department of Inspections



# CHATHAM COUNTY-SAVANNAH METROPOLITAN PLANNING COMMISSION

*"Planning the Future, Respecting the Past"*

## Council Report

**To:** City Council  
**From:** Planning Commission  
**Date:** June 3, 2025  
**Subject:** Zoning Map Amendment

**Agent:** Harold Yellin

**Address:** 4119 Ogeechee Rd

**PIN:** 10791 02007

**Site Area:** 4.62 acres

**Aldermanic District:** N/A (County Parcel – Annexation Pending)

**Chatham County Commission District:** 5 – Tanya Milton

**File Number:** 25-002530-ZA

**Current Zoning District:** P - B (Planned Business – Chatham County)

### Request:

The Petitioner seeks to rezone the subject parcel from a County zoning designation of Planned Business (P-B) to a City zoning designation of Community Business (B-C).

The present request was filed concurrently with petitions for annexation into the City of Savannah and amendment of the Future Land Use Map from 'Industry-Light' to 'Suburban Commercial.'

The property is presently developed and in use as a self-storage warehouse facility with accessory outdoor storage. No conceptual plan for the parcel's redevelopment was submitted in association with the Petition.

## **Facts and Findings:**

**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 and published in Savannah Morning News at least 15 days in advance of the public hearing.

**Neighborhood meeting:** The subject parcel is not within a delineated City of Savannah neighborhood. The parcel adjoins the 'Chatham Parkway' neighborhood to the north and west

**Zoning History:** The subject property is located in Unincorporated Chatham County and was recombined to its current form in 2000 (S-20001129-52940-1). Records indicate the parcel has been zoned P-B (Planned Business) and B (Business) since at least 1994 – previously as two separate parcels, but currently as a single split-zoned parcel with the "Planned" prefix attached to the northernmost portion adjoining Highway 17.

The parcel contains a combination of self-storage mini warehouse buildings, outdoor storage, principally for the parking of commercial vehicles, and a wireless telecommunication tower sited in 1991.

**Existing Development Pattern:** The land uses and zoning districts surrounding the subject property include:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning Designation</u>
<b>North</b>	Warehouse/Outdoor Storage	Light Industrial Transition
<b>East</b>	Railroad/Single-family Residence	Residential-Agriculture
<b>South</b>	Railroad/Outdoor Storage	Business/Residential-Agriculture
<b>West</b>	Office Warehouses	Community Business



**Existing P-B Zoning District:**

- a. **Intent of the B-Business Zoning District:** The purpose of the 'B' district shall be to create and protect areas in which heavy commercial and certain industrial-like activities are permitted.
- b. **Allowed Uses:** The permitted uses for the 'B' district can be found in [Sec. 4-5.2](#) (B and I use table) of the County Zoning Ordinance.
- c. **Development Standards:** The development standards for the 'B' district can be found in [Sec. 4-6.2](#) (Development Standards for Nonresidential Uses) of the County Zoning Ordinance.

District and Use	Setback from Centerline of Street Right-of-Way for Front Yard Purposes - Feet					Minimum Side Yard (Feet)****	Minimum Rear Yard (Feet)****	Maximum Height (Feet)	Building Coverage (Percent)
	Major Arterial*	Secondary Arterial or Rural Road*	Collector Street*	Minor Street*	Marginal Access				
B District:	85	85	67.5	55	55	0 or 10**	-.***	—	—
B-1 District:	85	85	67.5	55	55	0 or 10**	-.***	—	—
B-2 District:	85	85	67.5	55	55	0 or 10**	-.***	—	—
B-C District:	85	85	67.5	55	55	0 or 10**	-.***	—	—
B-N District:	85	85	67.5	55	55	0 or 10**	-.***	—	—
B-N-1 District:	85	85	67.5	55	55	0 or 10**	-.***	—	—
C-A District:	85	85	67.5	55	15	30	36	—	—

\*Provided that no structure shall be located closer than 20 feet from any design right-of-way line. Design rights-of-way are 120' for arterials; 85' for collectors; and 60' for minor streets. Septic tank systems including tank and tide field shall not be located within the front yard building setback line area.

\*\*Where abutting property is in an R-district, then 10 feet is required.

\*\*\*Except as provided for elsewhere herein, no rear yard is required except where adjoining yard is an R-district, then the rear yard shall be 30 feet.

\*\*\*\*Provided that: (1) no structure, except for an elevated pier or wooden deck, shall be erected or constructed within 25 feet of saltwater marshland; and (2) a building eave or roof overhang may extend up to 24 inches into a required setback, provided that such extension is at least three feet from the property line, its lower edge is at least 7.5 feet above the ground elevation, and it is located at least five (5) feet from any other building or eave.

### Proposed B-C Zoning District:

- a. **Intent of the B-C District:** 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:** For a full list of permissible uses please refer to [Sec. 5.4. Principal Use Table](#) of the City of Savannah Zoning Ordinance.
- c. **Development Standards:** The development standards for the B-C district have been appended to the end of this report.

### Impact and Suitability:

1. **Transportation Network and Transit:** The site has two curb cuts directly on Ogeechee Road that are unlikely to meet current spacing requirements. Additionally, the site has access via a shared drive off Ogeechee Road. The same shared drive serves 3 other parcels used for commercial, office/contractor-type establishments.

The site currently has +/- 30 off street parking spaces, including at least 4 ADA accessible spaces.

It is also serviced by a CAT line with stops approximately 1,400 feet away in either

direction on Ogeechee.

2. **Public Services and Facilities:** The site is likely already served by or is in close proximity of the City's public water, sewer, and stormwater systems.
3. **Comprehensive Plan Land Use Element:** The Map Amendment request was filed concurrently with a FLUM amendment request (25-002531-ZA-FLUM). Although the subject parcels are not yet annexed into the City, the requested Future Land Use Map designation for the properties are required align it with the requirements of *NewZO* for B-C zoned property.

The requested FLUM designation and rezoning represent a downzoning of the property, taking it from a heavy commercial use classification to one more so oriented toward community-focused retail and services. Any general commercial or warehousing-type use would be required to occur wholly within a building with discontinuation of principal use outdoor storage as a permitted use.

### **Zoning Ordinance Review**

The following review criteria for rezoning are prescribed in the Savannah Zoning Ordinance Sec. 3.5.8

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 are permitted by the current zoning district.

**MPC Comment:** The range of uses permitted in the requested zoning district is similar but less intense than those permitted in the present district. It is possible that in the short term the parcel could be used as it is presently developed without significant modification. It should be noted that any expansion could trigger the need to bring any nonconformities into compliance with City Standards.

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

**MPC Comment:** No specific proposal was submitted in association with the rezoning request. The requested zoning district, however, offers the potential for uses that are beneficial to address particular needs within the jurisdiction: housing, affordable locations for the establishment of small businesses, ancillary outdoor storage, etc.

b. Compatibility

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

**MPC Comment:** The proposal is unlikely to have a significant impact on the character of the area. Conversely, the heavy commercial character will limit the suitability of the site for many other less intense uses that would benefit from the location on a key corridor.

- 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.

**MPC Comment:** The zoning proposal is consistent with the present zoning pattern and conforming uses of property nearby.

- iii. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

**MPC Comment:** No conceptual development proposal was submitted with the request. Staff is unaware of specific circumstances or changing conditions that would necessitate the requested change. The most common cause for similar requests is utility access. The 2000 recombination plat, however, indicates the parcel was proposed to be served by Chatham County water and sewer. Accordingly, data available via SAGIS indicates that utilities are currently in close proximity of the site. Further, the requested zoning district is very similar but slightly less intense than the present County district.

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.

**MPC Comment:** The request is consistent with the policies adopted in Plan 2040.

d. Reasonable Use

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

**MPC Comment:** The subject property does have reasonable use as currently zoned.

e. Adequate Public Services

Whether adequate 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.

**MPC Comment:** Adequate facilities are available to serve the parcel in its present use and configuration. Significant modifications or establishment of new uses would likely trigger reassessment of adequacy and identification of needed improvements during the site development permitting process.

f. Proximity to a Military Base, Installation or Airport

**MPC Comment:** The subject parcel is not within proximity of an airport or military installation.

**Recommendation**

The Planning Commission recommends **approval** of the request to rezone the parcel at 4119 Ogeechee Road from its present County P-B (Planned Business) designation to City B-C (Community Business) zoning district.



## B-C Development Standards (Current Zoning District)

### 5.16.6 Development Standards for Permitted Nonresidential Uses

Nonresidential uses in any B- district shall meet the development standards as set forth below.

5.16.6 Development Standards for Permitted Nonresidential Uses				
Standards	B-L	B-N	B-C	B-M
<b>Lot Dimensions (min)</b>				
Lot width (ft)	--	--	--	--
Lot area per unit for Upper Story				
Residential use (sq ft)	2,170	1,815	1,815	--
Lot area (sq ft)	--	--	--	--
<b>Building (max)</b>				
Building Coverage	--	--	--	--
Height (ft)	36	40	75 [1]	36
Ground floor area (sq ft)	10,000	50,000	--	--
<b>Building Setback (min ft)</b>				
Front yard	15	15	15	15
Side (street) yard	15	15	15	15
Side (interior) yard	--	--	--	--
Rear yard	--	--	--	--
Rear Yard (adjacent to street/lane)	15	15	15	15
From access easement	5	5	5	5
Building separation	See Fire Code	See Fire Code	See Fire Code	See Fire Code
<b>Accessory Structure Setback</b>	<b>See Sec. 8.7</b>	<b>See Sec. 8.7</b>	<b>See Sec. 8.7</b>	<b>See Sec. 8.7</b>
<b>Parking Area Setback (min ft)</b>				
From collector and arterial street rights-of-way	15	15	15	15
From local street rights-of-way	10	10	10	10
Abutting lane or access easement	5	5	5	5
[1] Buildings proposed within 50 feet of a Residential zoning district shall be subject to the height restrictions established in such Residential zoning district and then may increase in height one (1) foot for every one (1) foot of distance from the Residential zoning district. For example, the portion of the building that is 65 feet from a Residential zoning district with a 36-foot height limit cannot exceed 51 feet in height.				