



MEMORANDUM

TO: The Mayor and Aldermen of the City of Savannah
FROM: Bridget Lidy, Director
DATE: July 1, 2024
SUBJECT: Petition of Derek Bergeon on behalf of SecureCare Properties II LLC to zone approximately 5.76 acres located at 1721 Grove Point Road (PIN 11004 02007) from P-B-1 (Planned Business-Limited) to P-B-1-CO (Planned Business-Limited-County) to support the annexation of this parcel into the City of Savannah. File No. 24-002597-ZA

On April 30, 2024, a zoning petition was received to annex 5.76 acres at 1721 Grove Point Road from the P-B-1 (Planned Business-Limited) zoning designation from Unincorporated Chatham County to the P-B-1-CO (Planned Business-Limited-County) zoning designation of the City of Savannah. If approved, the petition will be consistent with the City's Zoning Ordinance.

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."*

Zoning Districts: The County's P-B-1 and City's P-B-1-CO are effectively the same zoning. The zoning action taken for this annexation is required to allow the subject property to be annexed to the City of Savannah. The City may not annex property unless it is also zoned with City zoning. The P-B-1-CO district is an adoption of the County zoning standards into a City of Savannah district by reference. The applicant intends to pursue a subsequent zoning map amendment for the property to replace the P-B-1-CO with a zoning district from the City of Savannah zoning ordinance.

Reason for Request:

Until recently, the Property obtained water from a well located on an adjacent property. This well has since closed, and the Property is now without running water. SecurCare Properties II, LLC requests annexation into the City of Savannah to enable the Property to connect to the 12-inch water main located in the Grove Point Road right-of-way and restore water service. The Property currently functions as self-storage facility with related office space and intends to continue operating in this manner.



Surrounding Properties:

These zoning districts surround the property.

- North: Two properties in the County totaling 10 acres are zoned P-B (Planned Business).
- East: One property located in the County totaling 2.94 acres is zoned P-B-1.
- South: Two properties in the City of Savannah totaling 2.71 acres are zoned RSF-6 (Residential Single Family-6).
- West: One property in the County totaling 8 acres is zoned R-A (Residential Agriculture).

Transportation Network: Abercorn Street (SR 204) provides the only access to the area where the property is located. Grove Point Road connects with Abercorn Street via Sweetwater Station Drive approximately 900 feet east of the property. A second access point to Abercorn Street is present roughly one-half mile to the west.

Public Services and Facilities: City of Savannah water and sewer lines are present in Grove Point Road along the property's frontage. 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.


Environmental Features: No sensitive environmental features were identified on the property.

Military Base, Installation or Airport: The property is located in the Airport, Airfield Overlay District. The property is not within any Height Limitation, Airport Noise, Runway Protection, Accident Potential, Clear Zone, or Noise Zone areas for which specific development standards are provided in the overlay district. The property is in a Helicopter Transition Route of Hunter Army Airfield as shown in Figure 7.2-5 of the zoning ordinance. Residential development in this area would require noise dampening materials to be included in building construction. The property is subject to general restrictions on electrical interference and excessive lighting that apply throughout the overlay and are described in Sec. 7.2.5.d.

Future Land Use: The Future Land Use Map designates the property for Residential-General development. The existing and proposed P-B-1 districts are not supported by this designation. The Future Land Use category of Commercial-Suburban supports the requested P-B-1-CO zoning.

Recommendation: Staff recommends approval of the request to zone 5.76 acres located at 1721 Grove Point Road PIN (11004 02007) from P-B-1 (Planned Business-Limited) to P-B-1-CO (Planned Business-Limited-County) to support the annexation of this parcel into the City of Savannah. A Future Land Use Map amendment to apply the Commercial-Suburban category, or another appropriate category based on a proposed zoning district, should be pursued prior to rezoning the property to a City of Savannah zoning district or prior to additional development of the property.

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.