



MEMORANDUM

TO: The Mayor and Aldermen of the City of Savannah
FROM: Bridget Lidy, Director
DATE: September 12, 2024
SUBJECT: Petition of Donald Dyches on Behalf of Fort Argyle, LLC and Fort Argyle Storage, LLC to Zone Approximately 7.21 Acres Located at 2505 and 2521 Ft. Argyle Road (11048B01022 and 11048B01023) from B-N (Neighborhood-Business) Zoning District to the B-N-CO (Neighborhood Business-County) Zoning District to support the annexation of this parcel into the City of Savannah (File No. 24-002255-ZA)

On May 29, 2024, a zoning petition was received to annex ~7.21 acres at 2505 and 2521 Fort Argyle Road from the B-N (Neighborhood-Business) zoning designation from Unincorporated Chatham County to the B-N-CO (Neighborhood-Business-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 B-N and City's B-N-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 B-N-CO district is an adoption of the County zoning standards into a City of Savannah district by reference. The applicant may pursue a subsequent zoning map amendment for the property to replace the B-N-CO with a zoning district from the City of Savannah zoning ordinance.

Surrounding Properties:

These zoning districts surround the property.

- Northeast (across Fort Argyle Road): One property in the City of Savannah totaling 10.18 acres is zoned New Hampstead PD.
- Northwest: Two properties located in the County totaling 8.48 acres are zoned R-A.
- Southeast (across Middle Landing Road): Three properties in the County totaling 1.94 acres are zoned R-A.
- Southwest: One property in the County totaling 4.14 acres is zoned R-A.



Transportation Network: The property is located at the southwest corner of the intersection of Fort Argyle Road (SR 204) and Middle Landing Road. North of Fort Argyle Road, Middle Landing Road becomes Highgate Boulevard. The property has approximately 490 feet of frontage on the south side of Fort Argyle Road and 740 feet of frontage on the west side of Middle Landing Road. Middle Landing Road is unpaved for most of the property's frontage. Fort Argyle Road intersects with John Carter Road 0.9 mile to the north. The intersection of Fort Argyle Road with Bush Road is 4.3 miles to the south. Highgate Boulevard provides access to Little Neck Road via New Hampstead Parkway approximately 3.2 miles to the east.

Public Services and Facilities: City of Savannah water and sewer lines are present in Highgate Boulevard. The water line is approximately 530 feet from the property, and the sewer line is approximately 690 feet away. Extensions of both services would be required for them to reach the property. Required extensions appear to be possible within existing public right-of-way. A lift station may be required. After annexation, the assemblage will be served by the Savannah Police Department, Savannah Fire Rescue, and by the City of Savannah water and sanitary sewer.

Environmental Features: Roughly 6 acres of the property are within a 100-year floodplain (Zone AE). The parcel with PIN 11048B01027 is completely within the floodplain and a large portion of it is identified as a freshwater wetland in the National Wetland Inventory.

Military Base, Installation or Airport: The property is not within the Airport, Airfield Overlay District (AAOD). It is also not within a distance of the Hunter Army Airfield that would require notice to the Airfield of development review activity.

Future Land Use: The Future Land Use Map (FLUM) designates the property for Residential-Suburban Single-Family development. A petition was submitted (File No. 24-003509-ZA) to change the FLUM category to Commercial – Suburban to support the future development of a self-storage facility. This amendment supports the existing and proposed B-N zoning district designations.

Recommendation: Staff recommends approval of the FLUM amendment to Commercial-Suburban along with the request to zone 7.21 acres located at 2505 and 2521 Fort Argyle Road from B-N (Neighborhood-Business) to B-N-CO (Neighborhood-Business-County) to support the annexation of this parcel into the City of Savannah.

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.